

£375,000

Railway Lane, Chatteris, Cambridgeshire PE16 6NE



To arrange a viewing call us now on 01354 694900

This CHARMING five-bedroom DETACHED COTTAGE offers spacious and versatile living, featuring a large open-plan lounge/diner complete with a cozy wood burner, perfect for both relaxing and entertaining. The property also benefits from a separate OFFICE, ideal for working from home, and a stylish REFITTED kitchen designed for modern living. On the ground floor, there is a convenient shower room, along with a bright conservatory that provides additional living space and garden views. Upstairs, the home boasts five well-proportioned bedrooms, including a principal bedroom with ensuite, as well as a family bathroom, making it an ideal choice for growing families seeking comfort and character.

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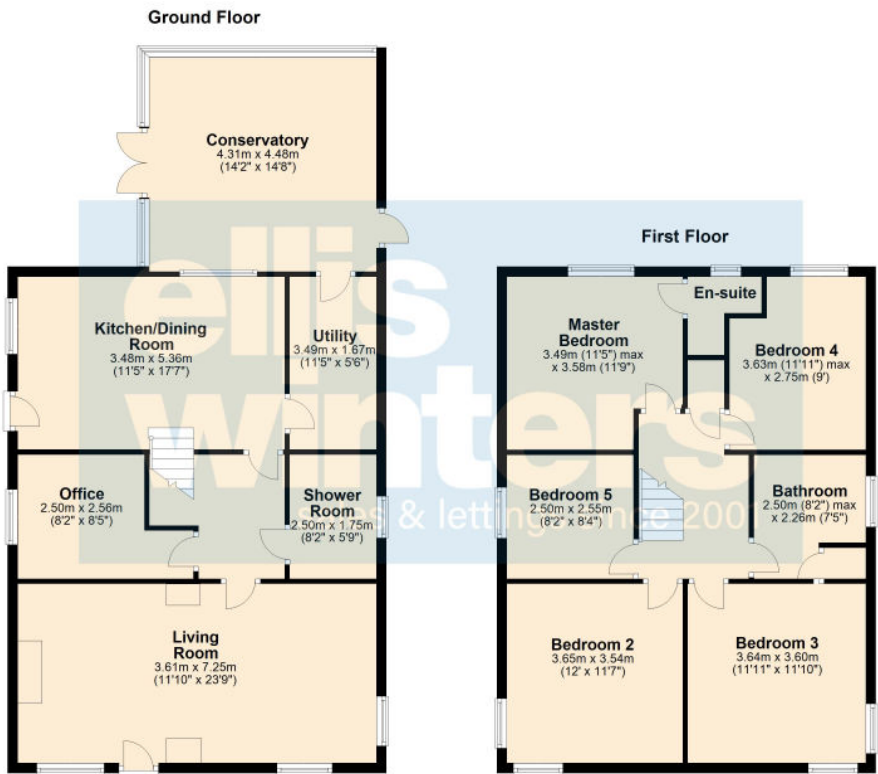
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GROUND FLOOR

Living / Dining Room
7.25m (23'9") x 3.61m (11'10")
Two windows to front and window to side,
fireplace housing wood burner.

Office
2.56m (8'5") x 2.50m (8'2")
Window to side, shelving.

Kitchen/Dining Room
5.36m (17'7") x 3.48m (11'5")
Re-fitted with a matching range of wall and
base units housing range style cooker,
integrated dishwasher and microwave, space
for fridge/freezer, 1½ sink and drainer,
windows to both side and rear, door out to
garden.

Conservatory
4.48m (14'8") x 4.31m (14'2")
Brick and upvc construction with double
doors leading out to the garden.

Shower Room
2.50m (8'2") x 1.75m (5'9")
Fitted with a single shower cubicle, low level
wc and hand wash basin. Window to side.

Utility
3.49m (11'5") x 1.67m (5'6")
Fitted with wall and base units with plumbing
for washing machine and window to side.

FIRST FLOOR

Master Bedroom
3.58m (11'9") x 3.49m (11'5") max.
Window to rear.

En-suite
1.50m (4'11") x 0.74m (2'5")
Fitted with a double shower cubicle, low level
wc and hand wash basin comb. Window to
rear.

Bedroom 2
3.65m (12') x 3.54m (11'7")
Windows to both front and side.

Bedroom 3
3.64m (11'11") x 3.60m (11'10")
Windows to both front and side.

Bedroom 4
3.63m (11'11") max. x 2.75m (9')
Window to rear.

Bedroom 5
2.55m (8'4") x 2.50m (8'2")
Window to side.

Bathroom
2.50m (8'2") max. x 2.26m (7'5")
Fitted with a corner bath, low level wc and
hand wash basin. Window to side.

OUTSIDE

The front garden is enclosed by a low level
wall and a driveway to one side provides off
road parking. Double gates open to
additional parking and lead to an extensive
garage workshop which has power and light.
To the rear the garden has patio area and
lawn.

SERVICES
Mains gas, electricity, water and drainage.
The property has gas fired central heating.

Freehold
Energy rating D
Fenland District Council tax band C

Buyer ID Checks
To meet legal requirements, we must verify
the identity of all buyers. Our partner,
Simplify, will handle this process and will
contact you directly once your offer is
accepted, subject to contract, to collect the
necessary details and payment.
The cost is £66.67 plus VAT per transaction
(£80 inc VAT), payable upon offer
acceptance. A memorandum of sale can only
be issued once these checks are complete.

Our team will guide you through the process
when you make an offer on a property.

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and other marketing materials produced by
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we strive for accuracy, measurements,
descriptions, and other information are
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independently verified. We recommend that
prospective buyers conduct their own due
diligence before making any decisions.

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seeking a review of your existing portfolio, or
looking for expert management support, our
experienced team is on hand to assist.
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