

**ENTRANCE HALLWAY 6' 5" x 5' 6" (1.96m x 1.68m)**

Entrance door, door to living room.

**LIVING ROOM 15' 11" x 11' 4" (4.85m x 3.45m)** Double glazed window to front, double radiator, open plan to kitchen/diner.

**KITCHEN/DINER 15' 10" x 9' 8" (4.83m x 2.95m)** Double glazed window to rear, patio doors leading to conservatory, range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash back. Stainless steel sink unit with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space for cooker, extractor hood, integrated fridge/freezer, tiled floor.

**CONSERVATORY 13' 2" x 10' 11" (4.01m x 3.33m)** Brick built and double glazed construction, double glazed French doors leading to the rear garden, underfloor heating, tiled floor.

**FIRST FLOOR LANDING** Doors off, access into boarded loft space, airing cupboard with shelving.

**BEDROOM ONE 14' 0" x 9' 6" (4.27m x 2.9m)** Double glazed window to front, radiator.

**BEDROOM TWO 8' 8" x 8' 5" (2.64m x 2.57m)** Double glazed window to rear, radiator.

**BEDROOM THREE 8' 10" x 6' 2" (2.69m x 1.88m)** Double glazed window to front, radiator, built in cupboard with shelving and hanging.

**BATHROOM** Obscured double glazed window to rear, glass hand basin inset to vanity unit, bath with chrome shower attachment, extractor fan, tiled splash back, radiator, tiled floor.

**GARDENS AND PARKING** To the front of the property is a driveway providing off road parking for one vehicle. The rear garden is laid mainly to lawn and enclosed by hedging and fencing with paved patio area, timber shed, outside tap and gated rear access. There is a garage en bloc with parking in front.





23 Church Street Willingham CB24 5HS  
Telephone: 01954 260940  
Email: [jeremy.t@hockeys.co.uk](mailto:jeremy.t@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

**IMPORTANT:** Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

**HOCKEYS**  
ESTABLISHED 1885





5 St. Marys, Earith, Cambridgeshire,  
PE28 3QU

£240,000 Freehold

Situated within a cul de sac close to the centre of this well served village and offered for sale in excellent condition throughout. This spacious three bedroom home must be viewed to be appreciated in full.



**HOCKEYS**  
ESTABLISHED 1885

