



10 School Lane, Wilburton
Wilburton

RICHARD
BOOTH
ESTATE AGENTS 

£450,000

10 School Lane

Wilburton

This individual four-bedroom detached house is situated in a desirable non-estate location at the end of a quiet no through road, providing a peaceful and private setting. The property offers well-proportioned and flexible accommodation, including a welcoming entrance hall, a spacious lounge perfect for relaxing, and a separate dining room ideal for entertaining family and friends. The kitchen is complemented by a practical utility room, offering additional storage and space for appliances. Upstairs, there are four bedrooms, one of which benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The layout is thoughtfully designed to cater to the needs of modern family living, with plenty of natural light throughout and attractive views over the gardens. The property also benefits from double glazing and oil central heating, ensuring comfort all year round.

Outside there is a secluded garden, driveway and garage and to fully appreciate the accommodation and setting a viewing is recommended.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Individual Detached House
- 4 Bedrooms (1 En-suite)
- Lounge & Dining Room
- Kitchen & Utility
- Attractive & Private Garden
- Driveway & Garage
- Quiet No Through Road
- Non Estate Location

Entrance Hall

With door and double glazed window to front aspect, oak flooring, cupboard, radiator.

Cloakroom

With low level WC, pedestal wash basin, double glazed window to front aspect, radiator.

Utility

With double glazed window to front aspect and door to side, plumbing for washing machine, storage units with worktop, sink unit and drainer, cupboard with oil fired central heating boiler.

Kitchen

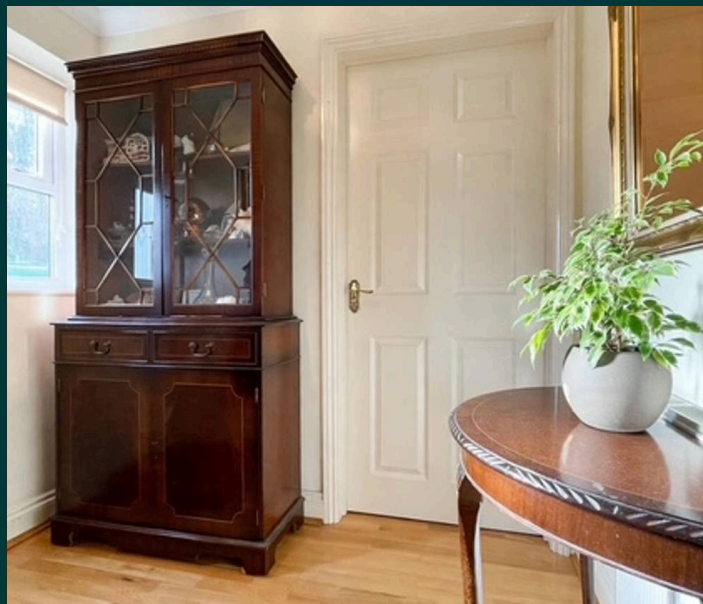
With double glazed window to rear aspect, sink unit and drainer, a range of wall and base level storage units, drawers and worksurfaces, Neff electric double oven, induction hob and extractor hood, integrated dishwasher, radiator.

Dining Room

With double glazed screens and French doors onto rear garden, oak flooring, stairs to first floor, radiator.

Lounge

With double glazed window to front and double glazed French doors to rear garden, oak flooring, open fireplace with marble hearth and timber surround, two radiators.





Landing

With access to loft, airing cupboard.

Bedroom 1

With double glazed window to front, radiator.

En-suite

With Velux window to rear, low level WC, pedestal wash basin, shower cubicle, radiator.

Bedroom 2

With double glazed window to front aspect, radiator.

Bedroom 3

With double glazed window to side aspect and Velux window to rear, built in cupboard, radiator.

Bedroom 4

With Velux window to front aspect, radiator.

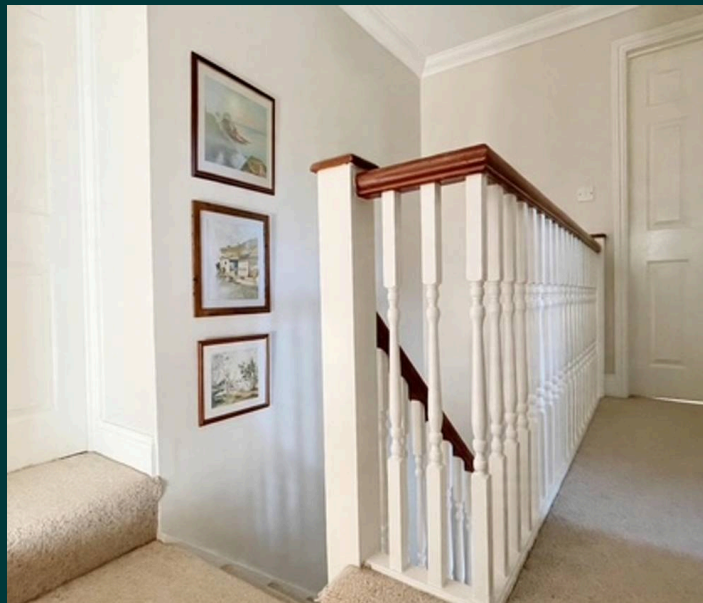
Bathroom

With low level WC, bath, pedestal wash basin, shower cubicle, double glazed window to rear aspect, radiator.

Outside

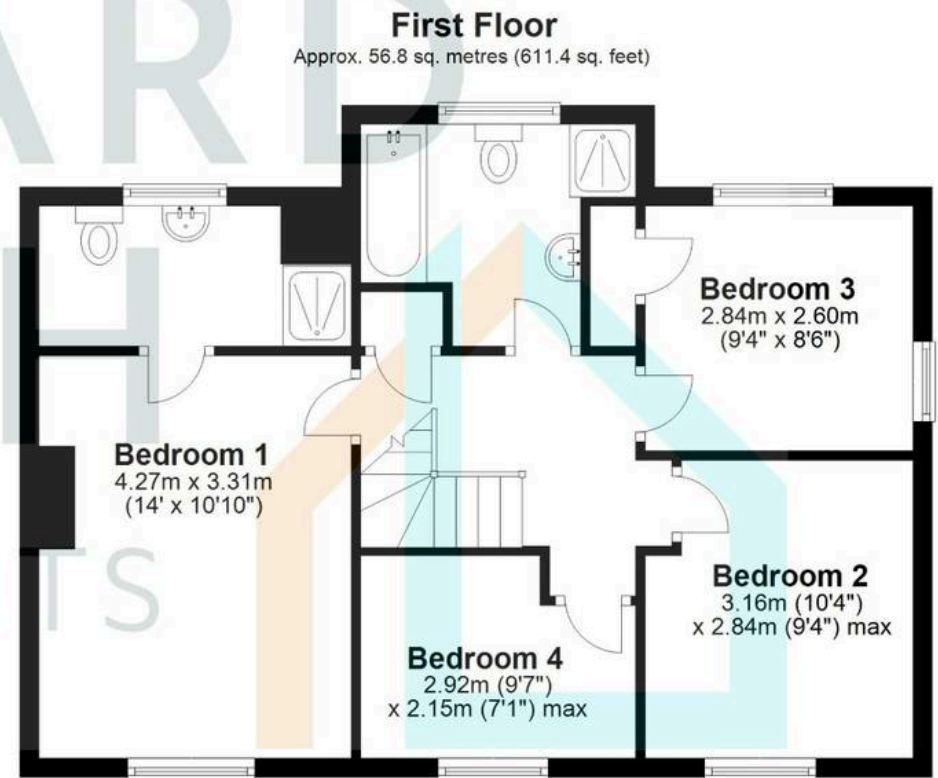
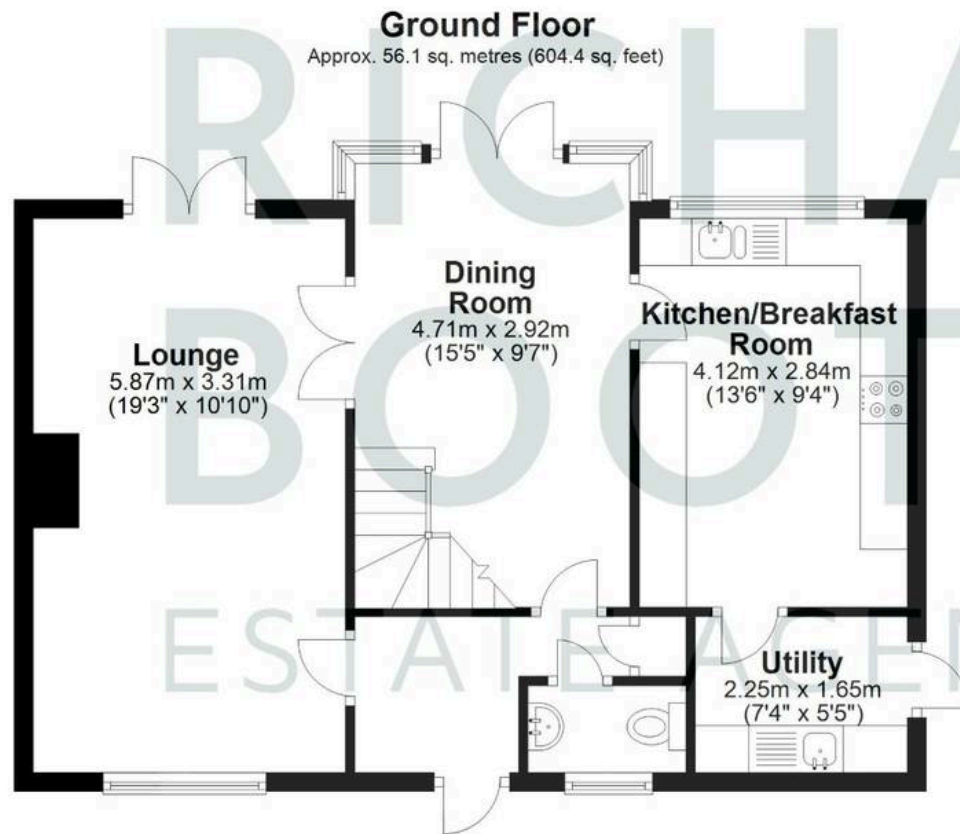
The garden at the rear of the property offers a good degree of privacy and has an extended paved patio leading to a lawn which continues to the side of the house. There are also established borders.

To the side of the house is a spacious gravelled driveway leading to a single garage which has electricity connected.









Total area: approx. 113.0 sq. metres (1215.8 sq. feet)



Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

