

## Fieldview Colletts Bridge Lane, Elm

Offers In Excess: £270,000

Discover contemporary comfort in this welcoming three-bedroom property on Colletts Bridge Lane, Elm, PE14. The great-sized kitchen with a modern feel and breakfast bar complements the spacious living room, featuring French doors for seamless indoor-outdoor living. Three generously sized bedrooms, including a master with a bay window and attached WC, cater to the household's needs. Enjoy the outdoor haven with a great-sized garden, lawned areas, and field views, all while benefiting from ample off-road parking at the front. This home perfectly combines style, practicality, and outdoor bliss for a delightful living experience.

Tenure: Freehold

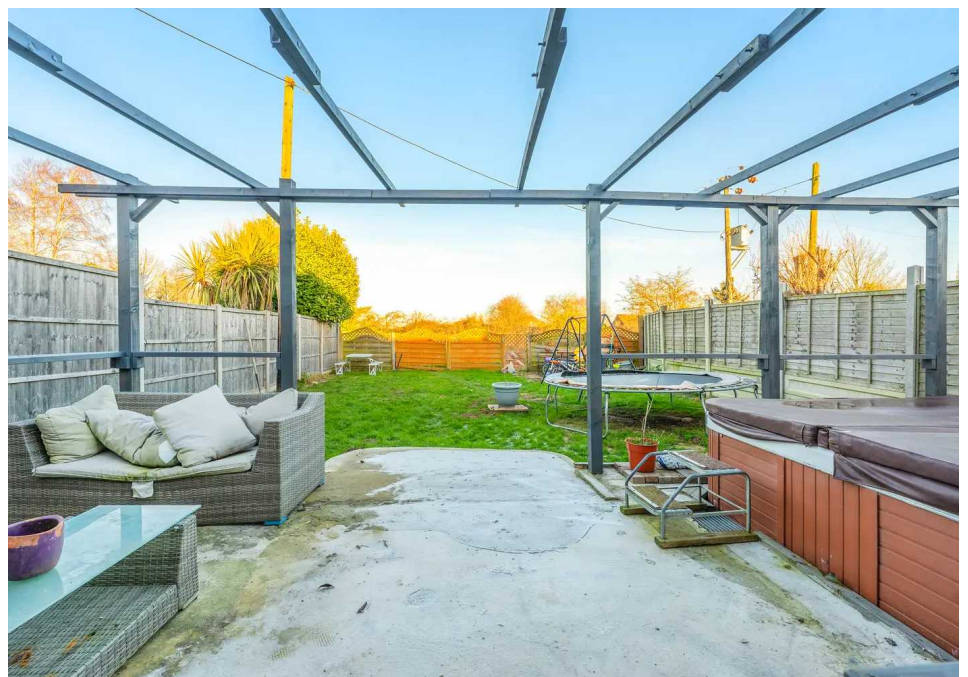


## LOCATION

Nestled in the tranquil village of Elm, on Colletts Bridge Lane, PE14, offers a serene and idyllic location. With easy access onto the A47, residents enjoy seamless connectivity to major routes, making commuting convenient. This property is ideally situated for school catchment, ensuring access to excellent educational facilities.



Facing picturesque field views, this quiet village location provides a perfect blend of rural charm and accessibility to vital amenities, making it an ideal haven for peaceful living.





## THE PROPERTY

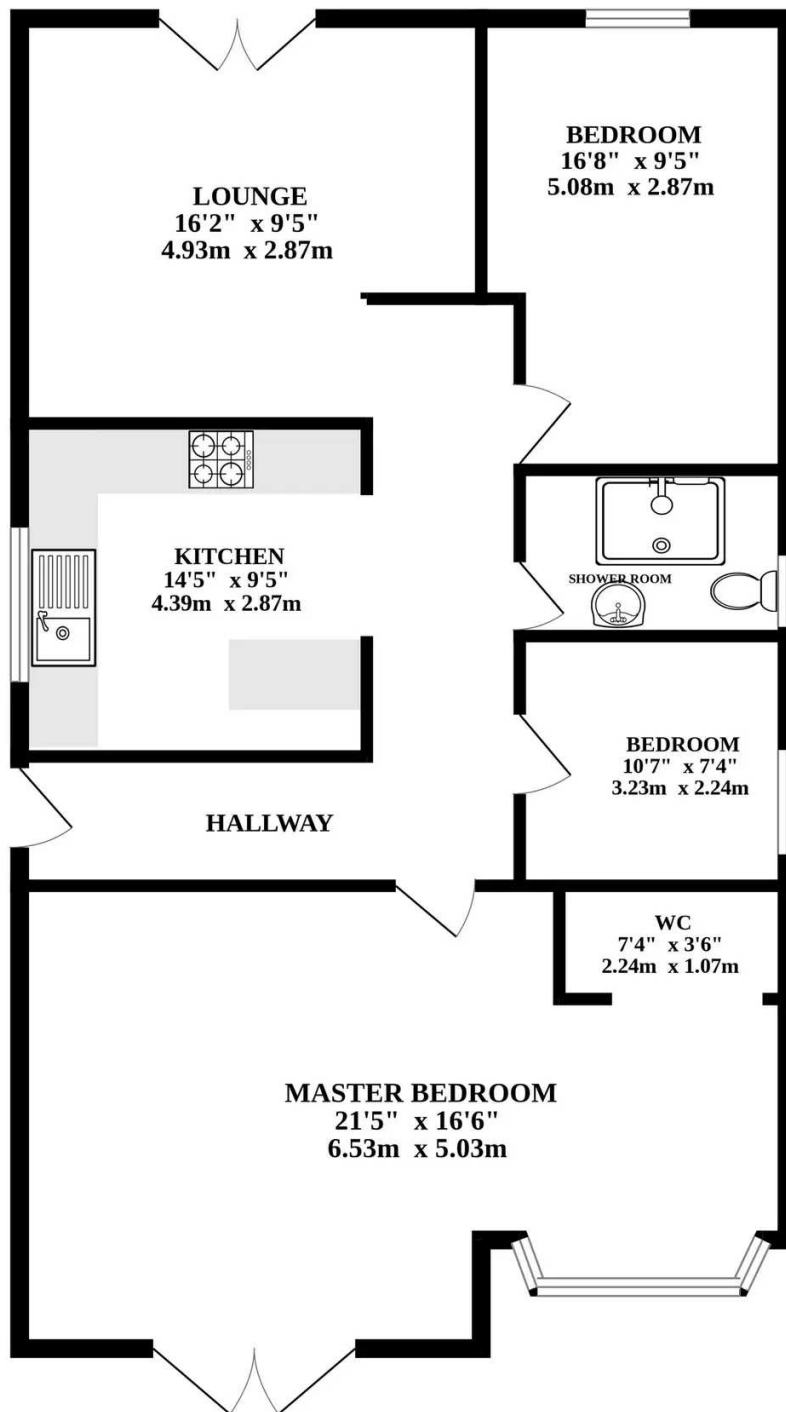
Step into contemporary comfort with this delightful three-bedroom property on Colletts Bridge Lane, Elm, PE14. Welcomed by an inviting hallway, providing seamless access to all rooms, this home exudes a warm and welcoming atmosphere. The kitchen is a great size, boasting a modern feel and creating a lovely space to cook and prepare meals. The addition of a breakfast bar enhances the functionality and style of this culinary space. The equally spacious living room accommodates your preferred furniture arrangements and features French doors that lead to the rear of the property, seamlessly blending indoor and outdoor living.

Three generously sized bedrooms ensure ample space for residents. The master bedroom is a haven, offering room for a large bed, a bay window for added charm and the convenience of an attached WC. The property is further complemented by a modern shower room, catering to the needs of the entire household.

Explore the outdoor haven of this property, where the rear unfolds into a great-sized garden plot featuring lawned areas, enclosed with fencing, providing an ideal space for children and furry friends to play freely. With field views both to the back and front, residents can relish a backdrop that enhances the overall charm of the home.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To the front, convenience takes centre stage with ample off-road parking, ensuring a hassle-free experience for residents and guests alike.

#### **AGENTS NOTE**

We understand this property will be sold freehold connected to mains water, electricity gas, and septic tank for drainage.

Council Tax Band - C

