



Fran-Healey The Barracks, Gorefield Wisbech

OIEO £350,000 **Freehold**

**Sharman
Quinney**

Key Features



- NO ONWARD CHAIN
- Spacious Family Kitchen
- Village Location
- Owned Solar Panels
- Integrated Appliances

Kitchen - 5.69m x 3.73m (18'6" x 12'2") Built in appliances including three Miele ovens, a Miele coffee machine, two Miele warming drawers, a Bosch dishwasher and a Miele induction hob. A waste disposal system and there is filtered water

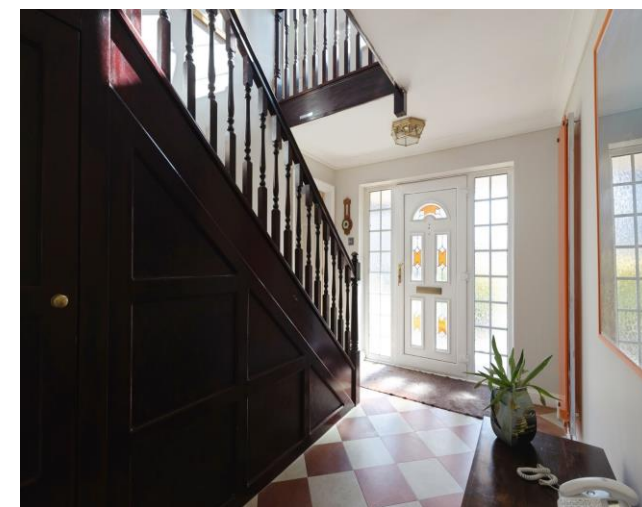
Dining Area - 4.01m x 2.86m (13'1" x 9'3")

Lounge - 7.77m x 4.01m (25'4" x 13'1") Multi Fuel Burner

Utility - 2.65m x 2.19m (8'6" x 7'1") Built in appliance including a Siemens freezer, Miele refrigerator and two Liebherr wine coolers

W/C - 1.83m x 1.28m (6'0" x 4'1")

Bedroom 1 - 4.67m x 4.01m (15'3" x 13'1")



En-Suite - 2.99m x 2.78m (9'8" x 9'1") Walk in shower, twin hand basin, W/C and sauna

Bedroom 2 - 4.03m x 3.58m (13'2" x 11'7")

Bedroom 3 - 4.10m x 3.61m (13'4" x 11'8")

Bathroom - 4.59m x 2.97m (15'0" x 9'7") Walk in shower, bath, hand basin, W/C

Double Garage - 5.78m x 5.64m (18'9" x 18'5")
Double sink and plumbing for a washing machine

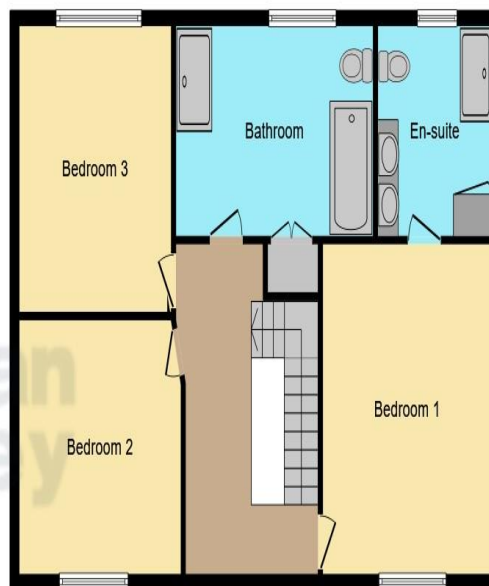
Outside - Off road parking for four cars. Landscaped South facing garden with Maple, Fig, Olive, Apple Trees, Raised Beds, Decking including 'Banana retractable, moveable Sunshade is included, A Sunken Barbecue Area with built in barbecue, and seating. Vegetable/ Fruit Garden, with a selection of fruit trees. Built in 2020/1. Current wild garden which is behind the parking area this land can be used for further off-road parking for a caravan, Motorhome, or space for a purpose built office/ gym there is enough space for a mobile home. 15 Photogenic Zanussi Solar Panels, out right owed. HIP Payments and Unused electricity is sold back to the Grid. (2018) LPG Gas underground tank, to the Central Heating Boiler in the garage and plumbed into the kitchen if required (2019)

Location - Within walking distance to Post office,





Ground Floor



First Floor

School, Church, Woodmans Cottage, Public House/ B&B. Less than a 10 minute drive to Tydd St Giles Golf and Country Club, (Gym and Swimming Pool) , Wisbech Supermarkets and 40 minute drive to Peterborough Railway Station.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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