

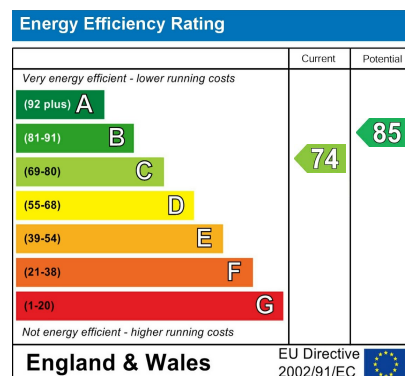


britttons
estate agents

www.britttons.net

DIRECTIONS

From Kings Lynn travel along the A47 towards Wisbech and continue along the A47 until you reach the roundabout with Starbucks and take the 3rd exit, at the mini roundabout take the second exit onto Lynn Road where the property can be found on the right hand side easily identified by our For Sale board.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



Threeways Lynn Road Walton Highway Wisbech Cambs PE14 7DE
SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH DRIVEWAY

Walton Highway

£294,000 Freehold

01553 692828
sales@britttons.net





HALLWAY

Vinyl flooring. Double radiator. Stairs to first floor.

CLOAKROOM

Two piece suite comprising wash hand basin and w.c. Vinyl flooring. Double radiator. Extractor fan. Window to rear aspect.

7'0 x 4'10 (2.13m x 1.47m)

LOUNGE

Fitted carpet. Two double radiators. Window to front aspect. French doors to rear garden.

21'0 x 12'7 (6.40m x 3.84m)

KITCHEN/DINER

Range of wall, base and drawer units with worktops over. Two double radiators. Vinyl flooring. Windows to front and rear aspects.

28'10 x 12'7 (8.79m x 3.84m)

UTILITY

Space for washing machine and tumble dryer.

7'0 x 5'10 (2.13m x 1.78m)

LANDING

Fitted carpet. Loft access. Window to front aspect.

BEDROOM 1

Fitted carpet. Double radiator. Window to rear aspect.

16'7 x 12'7 (5.05m x 3.84m)

EN-SUITE SHOWER ROOM

Shower enclosure, wash hand basin and w.c. Tiled floor. Window to side aspect.

BEDROOM 2

Fitted carpet. Double radiator. Window to front aspect.

12'7 x 9'8 (3.84m x 2.95m)

BEDROOM 3

Fitted carpet. Double radiator. Window to rear aspect.

10'8 x 10'6 (3.25m x 3.20m)

BEDROOM 4

Fitted carpet. Double radiator. Window to front aspect.

9'10 x 9'2 (3.00m x 2.79m)

BATHROOM

Four piece suite comprising shower cubicle, bath, wash hand basin and w.c. Tiled floor. Window to rear aspect.

FRONT GARDEN

Laid to gravel.

REAR GARDEN

Enclosed, mainly laid to lawn with patio and timber shed.

***NO UPWARD CHAIN!* We are delighted to offer this spacious four bedroom detached house with driveway. The property benefits from Air Source heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge, kitchen/diner and utility on the ground floor. A master bedroom with en-suite shower room, three further double bedrooms and bathroom are located on the first floor. The front garden is laid part grass and also gravel offering ample parking. The rear garden is enclosed, mainly laid to lawn with a patio area and timber shed. Please Note: The vendors of this property are related to an employee of Brittons.**

GROUND FLOOR

1ST 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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