

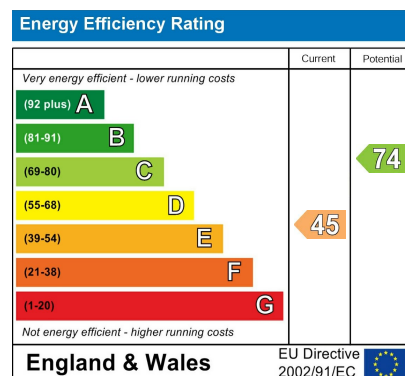


**brittons**  
estate agents

www.brittons.net

### DIRECTIONS

From the Kings Lynn proceed out along the A47 towards Wisbech, then take the A17 (signposted Sleaford) and after approx. 4 miles turn left onto Market Lane. signposted Walpole St Peter. Continue forward into Walpole St Andrew and then turn left into Chalk Road. Continue to the T junction and turn left again into Chalk Road. Continue to the next T junction at Walnut Road and the property will be immediately in front of you at this junction .



### 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.



Long Beech Walnut Road Walpole St. Peter Cambs PE14 7PE

**SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE IN NEED OF REFURBISHMENT**

**Walpole St. Peter**

**£289,950 Freehold**

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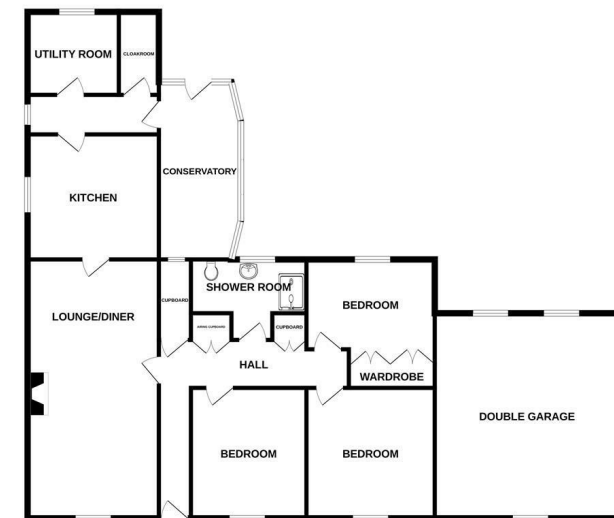


- L SHAPED ENTRANCE HALL** 19'4 x 18'4 x 3'0 (5.89m x 5.59m x 0.91m)  
Fitted carpet. Radiator. Built in storage cupboard in addition to an airing cupboard.
- CLOAKROOM** 2'11 x 7'7 (0.89m x 2.31m)  
Fitted vinyl flooring. Fitted Wc and Basin. Window to rear aspect.
- LOUNGE/DINER** 24'9 x 12'3 (7.54m x 3.73m )  
Fitted carpet. Open fireplace set in composite marble surround and hearth. Two double radiators ,one single radiator. Windows to front and side aspect.
- KITCHEN** 12'1 x 11'1 (3.68m x 3.38m )  
Range of matching wall and base units with round edged work surfaces over. Tiled splash backs. Breakfast bar. Built in electric double oven. Built in ceramic hob with extractor hood over. Fitted vinyl flooring. Window to side aspect.
- UTILITY** 7'10 x 7'6 (2.39m x 2.29m)  
Selection of base and wall units. Space for washing machine, slim line dishwasher and fridge-freezer. Window to rear.
- CONSERVATORY** 16'3 x 8'7 x (4.95m x 2.62m x )  
Fitted vinyl flooring. Oil fired boiler supplying domestic hot water and radiators. Views over look the patio and garden.
- SHOWER ROOM** 11.10 x 5'6 (3.35m.3.05m x 1.68m)  
Double shower enclosure with rainfall shower head and hand attachment , Wash hand basin and w.c. Fitted vinyl flooring.
- BEDROOM 1** 12'3 x 12'2 (3.73m x 3.71m)  
Fitted carpet. Selection of fitted wardrobes and drawers. Radiator. Window to front aspect frosted.
- BEDROOM 2** 12'0 x 12'2 (3.66m x 3.71m )  
Fitted carpets. Radiator. Window to front aspect.
- BEDROOM 3** 12'0 x 10'0 (3.66m x 3.05m)  
Built in wardrobes with overhead cupboards. Radiator. Fitted carpet. Window to rear aspect.
- REAR LOBBY** 2'11 x 10'11 (0.89m x 3.33m)  
Vinyl Flooring. Window to the side aspect.
- FRONT GARDEN**  
Mainly laid to lawn with wild flower beds, surrounded by hedging.
- REAR GARDEN**  
Mainly laid to lawn with a variety of trees shrubs and bushes. Wildlife pond. Large out house. Green house.
- GARAGE**  
Double garage with an up an over door. Power and lighting. In need of updating.



Nestled in the serene village setting Walpole St Peter this charming detached bungalow presents a wonderful opportunity for those seeking a tranquil lifestyle. Boasting three spacious bedrooms, a generous reception room, and a large bathroom, this property offers ample space for comfortable living. Situated on a generous 1/4 acre plot (approx) , this mature bungalow provides the perfect canvas for those with a vision for refurbishment. Imagine the possibilities of creating your dream home in this idyllic rural location, where peace and quiet abound. Conveniently located near the bustling towns of Wisbech and Kings Lynn, residents can enjoy the best of both worlds - a peaceful retreat in the countryside with easy access to urban amenities. With the added bonus of a direct rail link to Kings Cross, commuting is made effortless for those working in the city. Don't miss out on the chance to transform this property into your own slice of paradise. Embrace the potential and make this detached bungalow your haven in the heart of the English countryside. EPC-E No upward purchase.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the details provided herein, measurements of floors, elevations, areas and any other data are approximate and not guaranteed to match the actual situation on the premises. This plan is for illustrative purposes only and should not be used as a basis for any contractual agreement. The ground, structure and conditions shown are approximate. Made with Metaplan 12/04



