



Old Leicester Road
Wansford PE8 6JR



KNIGHT
PARTNERSHIP

Welcome to
Old Leicester Road
Wansford

Situated in this ever-popular village location, offering excellent transport links and amenities, is this spacious detached home. The property has scope to extend and improve (stp) being situated on a large plot and benefits from a potential annex.





Ground Floor



First Floor

Reception Hall

23' 8" x 11' 1" (7.21m x 3.38m)

Cloakroom

Study

12' x 11' (3.66m x 3.35m)

Living Room

17' 8" x 17' 4" (5.38m x 5.28m)

Dining Room

13' 6" x 8' 10" (4.11m x 2.69m)

Garden Room

15' x 13' 2" (4.57m x 4.01m)

Kitchen

11' x 11' (3.35m x 3.35m)

Bedroom

12' 10" x 9' 9" (3.91m x 2.97m)

En-Suite

9' 9" x 8' 5" (2.97m x 2.57m)

Utility/Second Kitchen

11' 9" x 9' 9" (3.58m x 2.97m)

First Floor

Bedroom One

19' 5" x 12' 3" (5.92m x 3.73m)

En-Suite

12' 9" x 7' 5" (3.89m x 2.26m)

Bedroom Two

13' 4" x 9' 9" (4.06m x 2.97m)

Bedroom Three

11' 9" x 10' 9" (3.58m x 3.28m)

Bathroom

14' 10" x 6' 5" (4.52m x 1.96m)

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

Welcome to

Old Leicester Road Wansford

- Generous Plot With Scope to Extend (STPP)
- Sought After Village Location
- Potential Annex
- Four Bedrooms
- Large Gardens
- Ample Driveway
- Offering a Good Degree of Privacy
- No Chain

Tenure: Freehold EPC Rating: E
Council Tax Band: F

guide price

£650,000

The generous accommodation briefly comprises: Large entrance hall with cloakroom leading through to the study and living room beyond with patio doors out to the garden. There is a separate dining room with French doors out to the garden. The kitchen has space for appliances and leads through to the garden room, and utility room with door out to the garden. Also off the hall by the front entrance is an inner hall leading to a bedroom and bathroom, which in turn leads through to the utility room.

Upstairs the principal bedroom has an en-suite, and there are two further bedrooms with a family bathroom.

Outside the property is approached by a long driveway offering a good degree of privacy with mature trees, and the rear garden is a generous size, and laid to lawn with mature trees and shrubs. There is an ample driveway for off road parking and a garage. Offered for sale with no onward chain.

*Please note the photos used are from previous marketing.



Please note the marker reflects the
postcode not the actual property

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