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Plan produced using PlanUp.



Ground floor

First floor

**TPayne & Co**  
SALES & LETTINGS

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**Padgetts Road, Wisbech, Cambs, PE14 9PL**

Rural Location - Approx 1 Acre Plot STMS & Stable(s) - Field Views To Front & Rear - Detached Bungalow - 2 Double Bedrooms - Kitchen & Utility Area - Lounge/Diner, Sitting Room & Conservatory - Shower Room & Seperate WC - Enclosed Garden - Extensive Driveway, Double Garage & Workshop - Call To View (01354) 696700

**£333,000**





**Kitchen**  
2.94m (9'8") x 2.82m (9'3")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, calor gas cooker, space for fridge/freezer, radiator, tiled flooring and window to rear.

**Utility Area**  
2.65m (8'8") x 2.11m (6'11")  
With worktop space, space for freezer, washing machine and tumble dryer.

**Lounge Area**  
3.43m (11'3") x 3.35m (11')  
Two double glazed windows to front, double glazed window to side,

radiator and open plan to:

**Dining Area (Max)**  
3.10m (10'2") x 4.65m (15'2")  
Window to side and radiator.

**Sitting Room (Max)**  
3.71m (12'2") x 3.28m (10'7")  
Log burner and radiator.

**Conservatory**  
Double glazed window to front and side, storage cupboard, open to:

**Porch**  
Double glazed door to side and double glazed window to front.

**Bedroom 1**  
3.47m (11'5") x 3.35m (11')  
Double glazed window to front and radiator.

**Bedroom 2**  
3.08m (10'1") x 2.31m (7'7")  
Double glazed window to side and radiator.

**Shower Room**  
Fitted with two-piece suite comprising shower enclosure and wash hand basin with cupboard under, storage cupboard, radiator and window to rear.

**WC**  
Window to side, high-level flush WC and tiled walls.

**Rear Lobby**  
Double glazed door to rear, two double glazed windows to rear and tiled floor.

**Outside**  
There is a gated driveway to the side leading to extensive parking and double garage to the rear. Also, to the rear, beyond the gate there is approx. an acre of land with stable(s). There are garden areas to the side mostly comprising of gravel, plants/shrubs, a greenhouse, summerhouse, and pond. To the rear of the property, from the rear lobby there is also a lean to and workshop.

EPC Rating: F



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