

Total area: approx. 179.7 sq. metres (1934.2 sq. feet)
 Plans are for representational purposes only.
 Plans produced using Planity.



Ground floor

First floor

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Back Road, Wisbech, Cambs, PE14 0AX

Situated on a plot of 2.5 acres STMS - Village Location - Detached Character Property - 4 Double Bedrooms - 2 Reception Rooms - Kitchen, Utility & Cloakroom - Ground Floor Bathroom with Separate WC & First Floor Shower Room - Brick Built Outbuildings, Woodland Lake & Meadow with Ample Parking - No Upward Chain

£500,000



Ground Floor

Entrance Hall
Entrance door leading to stairs to first floor, understairs cupboard, single radiator and doors to:

Dining Room
4.24m (13'11") x 4.00m (13'1")
Double glazed bay window to front, fireplace and single radiator.

Lounge 4.00m (13'1") x 3.81m (12'6")
Double glazed bay window to front, fireplace and single radiator, door to:

Conservatory 6.53m (21'5") x 3.49m (11'5")
Fitted with double glazed windows and double glazed double doors to garden.

Kitchen 3.81m (12'6") x 2.73m (8'11")
Fitted with a matching range of base and eye level units with worktop space over, composite sink, integrated fridge, double glazed window to rear and brick fireplace.

Bathroom

Fitted with two piece suite comprising corner bath and pedestal wash hand basin, fully tiled walls, double glazed window to side and single radiator.

WC

Window to rear, fitted with two piece suite comprising, corner wall mounted wash hand basin with tiled splashbacks and WC.

Lobby

Two double glazed windows to side, two double glazed doors to side and single radiator, doors to:

Utility Room

Worktop space with stainless steel sink, plumbing for washing machine, double glazed window to side, double glazed window to rear, vinyl flooring and single radiator.

Cloakroom

Double glazed window to rear, double glazed window to side, vinyl flooring and single radiator.

First Floor

Landing
Double glazed sash window to front, stairs to ground floor, steps to Bedroom 1 and 2.

Bedroom 1 4.25m (13'11") x 4.05m (13'3")
Double glazed sash window to front, fitted with a range of built-in wardrobes and single radiator.

Bedroom 2 4.05m (13'3") x 3.81m (12'6")
Double glazed sash window to front, fitted with built-in wardrobe and single radiator.

Bedroom 3 4.25m (13'11") x 2.73m (8'11")
Double glazed sash window to rear, fitted with built-in wardrobes and single radiator.

Bedroom 4 3.85m (12'8") x 2.73m

(8'11")

Double glazed sash window to rear, fitted with a built in wardrobe and single radiator.

Shower Room

Fitted with three piece suite comprising WC, tiled shower enclosure and corner wash hand basin with fully tiled walls and double glazed sash window to rear.

Outside

A private gated driveway leads you to this character property tucked away in the village of Elm.

The property is situated on 2.5 acres STMS of land consisting of large lawned area, natural meadow area, woodland lake, three brick built outbuildings,

mature trees and shrubs. There is also slatted patio areas to the front rear and side of the property with plenty of off road parking.

EPC RATING – Rating D



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