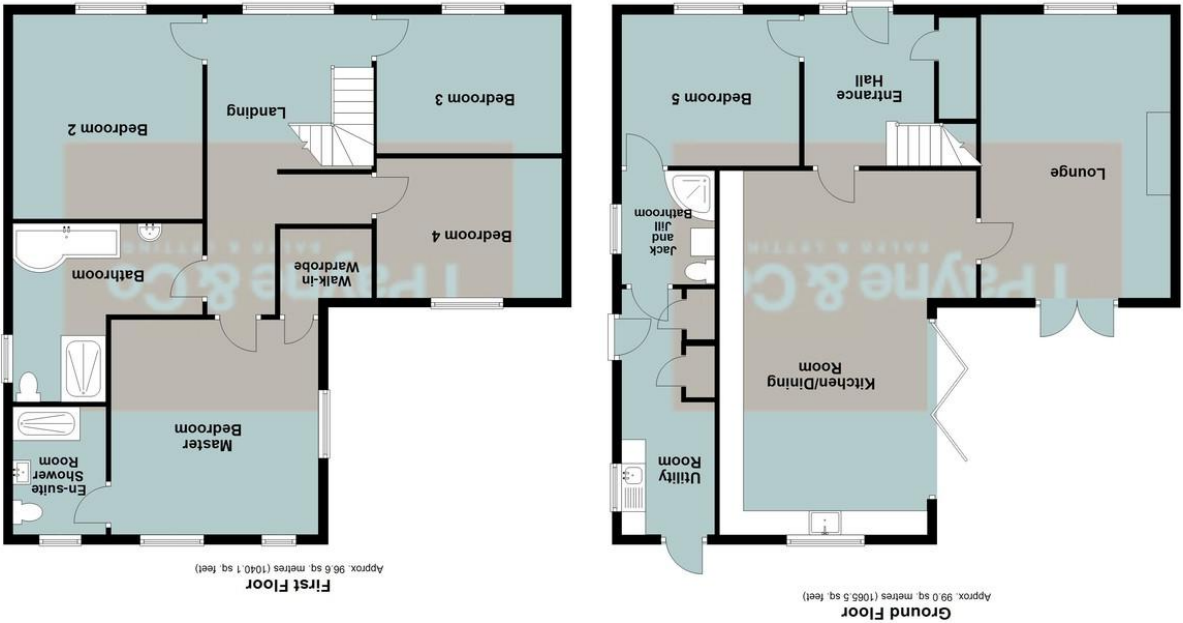


Total area: approx. 195.6 sq. metres (2105.6 sq. feet)



Ground floor

First floor

TPayne & Co  
SALES & LETTINGS

Chatters Office  
6 High Street, Chatters PE16 6BE  
Wisbech Office  
The Boatouse, Harbour Square, Wisbech PE13 3BH  
01354 696700 info@tpayneandco.co.uk  
www.tpayneandco.co.uk

TPayne & Co  
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



Bambers Lane, Emneth, Wisbech, Cambs, PE14 8AJ

Village Location - Stunning Detached House - 5 Bedrooms - Kitchen/Diner, Lounge & Utility - Main Bathroom, En-Suite To Master & Ground Floor Shower Room - Enclosed Rear Garden - Large Driveway With Ample Parking, Gated Parking & Single Garage - (Currently converted to a Bar & Office) - Viewing Recommended - Call (01354) 696700

£550,000





Ground Floor		and doors to:		LVT flooring with under floor heating, double glazed stable door to side, double glazed stable door to enclosed rear garden, door to Jack and Jill Bathroom.		Bedroom 5.		basin with storage under and low level WC, part tiled walls, double glazed window to rear, heated towel rail and extractor fan.		Bathroom	
Entrance Hall		Lounge		Bedroom 5		First Floor		Bedroom 2		Fitted with a four piece suite comprising panelled P shaped bath with hand shower attachment, pedestal wash hand basin, walk-in shower enclosure and low-level WC, part tiled walls, extractor fan, double glazed window to side, and radiator.	
Double glazed entrance door, double glazed window to front, under-stairs storage cupboard, LVT flooring with under floor heating, stairs to first floor landing and door to:		Double glazed window to front, brick built media wall/fireplace for electric fire, LVT flooring with under floor heating and double glazed double doors to enclosed rear garden.		3.70m (12'2") x 3.15m (10'4")		Landing		4.25m (13'11") x 3.95m (12'11")		Double glazed window to front and radiator.	
Kitchen/Dining Room		Utility Room		Double glazed window to front, LVT flooring with under floor heating and door to:		Master Bedroom		Double glazed window to side, two double glazed windows to rear, radiator, door to walk-in wardrobe which has hanging space and shelving, door to:		Bedroom 3	
7.57m (24'10") x 4.33m (14'2")		5.11m (16'9") x 1.94m (6'4") max		Jack and Jill Bathroom		En-suite Shower Room		Fitted with a three piece suite comprising large, walk-in shower enclosure, wash hand		3.99m (13'1") x 2.89m (9'6")	
Fitted with a matching range of base and eye level units with worktop space over, Belfast sink, integrated fridge/freezer and dishwasher, two built-in electric fan assisted ovens, built-in electric hob with extractor hood over, double glazed window to rear, LVT flooring with under floor heating, double glazed tri-fold doors to enclosed rear garden		Fitted with a matching range of base units with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer, double glazed window to side, built-in storage cupboard, boiler cupboard,		Fitted with three piece suite comprising table top wash hand basin in vanity wash unit with storage under, shower enclosure and low-level WC, part tiled walls, extractor fan, double glazed window to side, LVT flooring with under floor heating, doors to Utility Room and		Fitted with a three piece suite comprising large, walk-in shower enclosure, wash hand		Bedroom 4		Double glazed window to rear and radiator	



Outside  
Situating on a corner plot this property has a large gravel driveway to the front with additional securely gated parking to the side leading to the single garage which has an electric door. The recently converted garage is currently being used as a bar, store and office space by way of stud walls so easily converted back.

Aside gates gives access to the enclosed rear garden which is mainly laid to lawn with planted borders and block weave patio area, access to the Bar which has tiled flooring with underfloor heating and electric and a timber shed.

EPC Rating:- B