

£260,000

Walsingham Lodge, Station Road, Wisbech St. Mary, PE13 4RY



To arrange a viewing call us now on 01354 701000

Located in a popular village and sitting on a good size plot this fabulous bungalow has much to offer including lounge with log burner opening to dining area which has patio doors overlooking the garden, kitchen plus utility room, three generous bedrooms and family bathroom. Outside there is lots of parking, garage and a private east facing garden. EPC E



ellis winters
sales & lettings since 2001

£260,000

Walsingham Lodge, Station Road, Wisbech St. Mary, PE13 4RY



Located in a popular village and sitting on a good size plot this fabulous bungalow has much to offer including lounge with log burner opening to dining area which has patio doors overlooking the garden, kitchen plus utility room, three generous bedrooms and family bathroom. Outside there is lots of parking, garage and a private east facing garden.

Hall
Radiator.



Lounge
4.40m (14'5") x 3.97m (13')
Window to front, radiator, log burner, open plan to:

Dining Area
3.85m (12'7") x 2.65m (8'8")
Radiator, patio doors to garden.



Kitchen
3.61m (11'10") x 3.61m (11'10")
Fitted with wall and base units with double oven, hob and hood, space for dishwasher, one and half bowl sink unit with mixer tap, window to rear, radiator, opening to:

Utility Room
Wall unit, space for washing machine, door to side and garage.



Bedroom 1
4.26m (14') max x 3.76m (12'4")
Window to rear, two double wardrobes, radiator.

Bedroom 2
4.25m (13'11") x 2.68m (8'9")
Window to front, radiator.

Bedroom 3
3.25m (10'8") x 2.35m (7'9")
Window to front, radiator.



Family Bathroom
Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC, window to rear, cupboard housing gas fired boiler, radiator.

Outside

There is a generous driveway with turning point leading to the garage with electric door. A gated side access leads to the good size garden which is laid to patio and lawn with raised pond, variety of shrubs and flowers, outside water and electric, summerhouse 3.88m x 3.82m fitted with light and power and double doors opening onto the garden, multiple sheds and woodstore.

Freehold
Council tax band C

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk