



7 Marlborough Court, Wisbech, PE13 1LT

 **NEWTON FALLOWELL**



5 3 4

## Key Features

- Executive Detached Family Home
- FIVE DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- Breakfast Kitchen & Utility Room
- En-Suite, Bathroom & Downstairs Shower Room
- DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- Generous Non-Overlooked Rear Garden
- EPC Rating D
- Freehold

£500,000







This executive detached family home benefits from FIVE DOUBLE BEDROOMS and FOUR RECEPTION ROOMS, in addition to THREE BATH/SHOWER ROOMS, a generous rear garden and DOUBLE GARAGE. The extensive accommodation comprises of an entrance hall, four reception rooms to include a spacious lounge, dining room, conservatory and study, with the study offering potential to be used as a downstairs bedroom adjacent to a downstairs shower room, breakfast kitchen and utility room, whilst five well-balanced bedrooms are located upstairs alongside a family bathroom and en-suite servicing the main bedroom. Outside there is driveway parking for multiple vehicles leading to the double garage, with a generous garden which is non-overlooked to the rear.

Upon entering the home, the centralised entrance hall provides access to the majority of the ground floor accommodation, including three of the reception rooms. To the left-hand side, the spacious lounge benefits from a fireplace and access onto the conservatory, which overlooks the rear garden. Two further reception rooms can be accessed from the entrance hall in the form of the dining room and study, with the study conveniently located adjacent to a downstairs shower room, presenting the opportunity to be utilised as a downstairs sixth bedroom. The breakfast kitchen can be found to the rear and hosts space for informal dining, an array of work surface and cupboard storage, appliance spaces and access onto the useful utility room, which offers further appliance space, work surface and cupboard storage, as well as an external door to the side aspect. Upstairs the first floor landing separates the five well-balanced bedrooms, with the generous main bedroom boasting an en-suite shower room. The family bathroom is also accessed via the landing and services the remaining bedrooms.



Outside there is a vast frontage providing garden and driveway parking for multiple vehicles leading to the double garage. Side gated access leads onto the generous garden, which is non-overlooked to the rear and offers a vast lawn and shed storage.





Entrance Hall 3.67m x 3.51m (12'0" x 11'6")

Lounge 8.21m x 3.89m (26'11" x 12'10")

Dining Room 3.79m x 3.58m (12'5" x 11'8")

Conservatory 3.26m x 6.06m (10'8" x 19'11")

Breakfast Kitchen 4.77m x 3.48m (15'7" x 11'5")

Utility Room 1.93m x 2.63m (6'4" x 8'7")

Study 2.62m x 3.55m (8'7" x 11'7")

Shower Room 2.16m x 1.38m (7'1" x 4'6")

Landing

Bedroom One 4.11m x 4.94m (13'6" x 16'2")

En-Suite 2.09m x 2.17m (6'11" x 7'1")

Bedroom Two 3.75m x 3.99m (12'4" x 13'1")

Bedroom Three 3.8m x 3.95m (12'6" x 13'0")

Bedroom Four 2.75m x 3.86m (9'0" x 12'8")

Bedroom Five 2.71m x 3.22m (8'11" x 10'7")

Family Bathroom 2.57m x 2.11m (8'5" x 6'11")

Double Garage

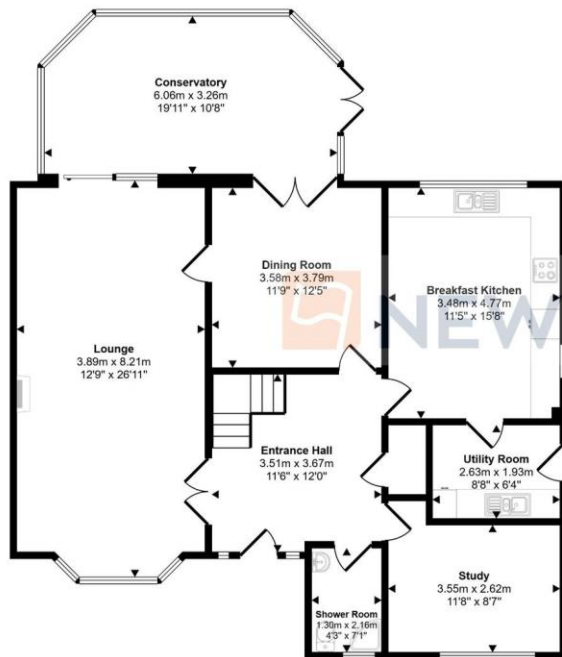




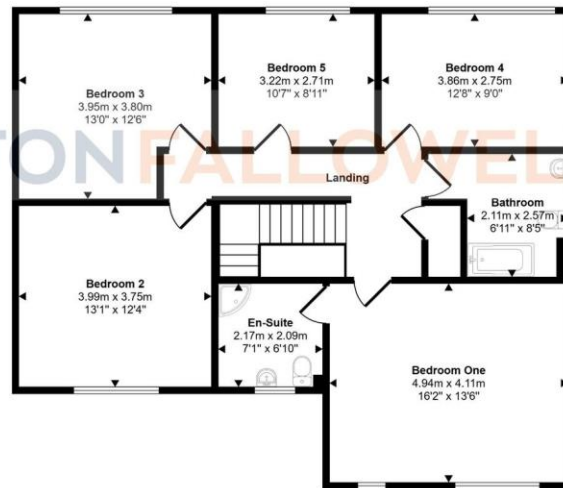




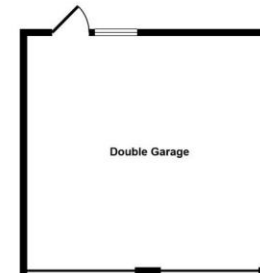
Approx Gross Internal Area  
238 sq m / 2561 sq ft



Ground Floor  
Approx 116 sq m / 1250 sq ft



First Floor  
Approx 98 sq m / 1050 sq ft



Garage  
Approx 24 sq m / 262 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

#### COUNCIL TAX INFORMATION:

Local Authority: Fenland District Council  
Council Tax Band: F

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



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