

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**153, BACK ROAD
MURROW, PE13 4JW**

THE PROPERTY: VERY DECEPTIVE FOUR/FIVE DOUBLE BEDROOMED DETACHED HOUSE SITUATED IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL * 17' FITTED KITCHEN/BREAKFAST ROOM * GROUND FLOOR BEDROOM NO 5/FAMILY ROOM * SEPARATE DINING ROOM * UTILITY * MASTER BEDROOM WITH EN SUITE * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * 18' GARAGE/WORKSHOP * EXTENSIVE MULTI VEHICLE OFF ROAD PARKING * GENEROUS ENCLOSED GARDENS TO REAR * THE IDEAL FAMILY HOUSE!

THE PRICE:

oiro £365,000

FREEHOLD EPC BAND D

REF. 8581

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF. 8581 153, BACK ROAD, MURROW

COUNCIL TAX: BAND E FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for almost $\frac{3}{4}$ of a mile to the traffic lights and turn left signed Leverington. Follow the main route for about $3\frac{1}{2}$ miles to a crossroads and proceed straight across. Follow the road to the next crossroads and proceed straight across into Back Road. The property is on the right hand side

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light;

ENTRANCE HALL: With laminate floor, C.H thermostat, stairway off;

LOUNGE: 19'7"(max) x 11'4"(max) with wall mounted electric 'flame effect' fire, bow window, glazed double doors to:-

DINING ROOM/STUDY: 11'4"(max) x 10'7"(max) 'L' shaped with double glazed French doors to the rear garden;

GROUND FLOOR BEDROOM 5/FAMILY ROOM:
11'8" (max) x 11'5" (max)

FITTED KITCHEN/BREAKFAST ROOM:
17'6"(max) x 11'1"(max) with range of wall cupboards, inset ceramic single drainer sink unit with mixer tap & cupboards under, built in dishwasher, built in freezer, built in electric oven electric hob hood, preparation surfaces with drawers & cupboards under, part tiled walls;

GROUND FLOOR CLOAKROOM/W.C.:
With low level w.c., hand wash basin with tiled splash back;

UTILITY: 9'8"(max) x 9'2"(max) 'L' shaped, Worcester oil fired C.H boiler, wall cupboards, work top with space under for condensing tumble drier, work top with cupboard under and space/plumbing for automatic washing machine, walk in store cupboard;

FIRST FLOOR:

LANDING: With access to loft, built in airing cupboard housing hot water cylinder;

BATHROOM/W.C./SHOWER ROOM:
With tiled & screened shower cubicle with thermostatic shower, corner bath with mixer tap & shower attachment, low level w.c., pedestal wash basin, part tiled walls, extractor fan;

BEDROOM NO 1: 19'6"(max) x 11'4"(max) 'L' shaped with walk in wardrobe/cupboard;

EN SUITE SHOWER ROOM/W.C.:
With tiled & screened shower cubicle with Thermostatic shower, pedestal wash basin, low level w.c., part tiled walls, extractor fan;

BEDROOM NO 2: 11'9"(max) x 11'8"(max);

BEDROOM NO 3: 11'6"(max) x 9'9"(max);

BEDROOM NO 4: 11'4"(max) x 9'9"(max);

OUTSIDE: **COLD WATER TAP: SECURITY LIGHT:**

GARAGE/WORKSHOP: 18'5"(max) x 12'(max) with up & over door, power & lighting, joist storage:

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GARDENS: To front, down to a shingle multi vehicle off road parking space. Shingle driveway to side leads to the garage at the rear. Generous enclosed gardens to rear laid to lawn and not overlooked.



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