

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**LYNDALE, MEADOWGATE LANE,
WISBECH
PE13 2JH**

THE PROPERTY:

BEAUTIFULLY PRESENTED, EXTREMELY DECEPTIVE, THREE BEDROOM DETACHED BUNGALOW SITUATED ON A HUGE PLOT OF APPROACHING 1/3 ACRE (SUBJECT TO SURVEY) IN A SOUGHT-AFTER RESIDENTIAL AREA *21' LOUNGE *15' LUXURY FITTED KITCHEN *LOVELY CONSERVATORY *MASTER BEDROOM WITH EN-SUITE *GAS CENTRAL HEATING *DOUBLE GLAZING *500 SQ FT TRIPLE GARAGE *EXTENSIVE PARKING *HUGE ENCLOSED GARDENS TO REAR *VIEWING ESSENTIAL!

THE PRICE:

£369,000 FREEHOLD EPC BAND A

REF. 8754

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. 8754 LYNDAL, MEADOWGATE LANE, WISBECH

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right on to the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn left into Norwich Road, then fourth right into Ramnoth Road, first left into Money Bank, then first right into Quaker Lane. The property is on the right-hand side after about 0.2 mile.

THE ACCOMMODATION: (Dimensions given are approximate only)

BRICK & UPVC ENTRANCE LOBBY:

ENTRANCE HALL: With central heating thermostat, built in airing cupboard housing hot water cylinder with immersion heater, access via folding ladder to part boarded loft with power & light point, walk in cloaks cupboard.

LOUNGE/DINER: 21'3"(max) x 11'5"(max) With double glazed patio doors to conservatory.

FITTED KITCHEN/BREAKFAST ROOM:

15'9"(max) x 9'8"(max) With peninsular breakfast bar with cupboards under, built in dishwasher, built in electric oven, built in gas hob, electric hob hood, built in fridge, built in freezer, range of wall cupboards, inset stainless steel 1 ½ bowl sink unit with mixer tap, shelving, preparation surfaces with cupboards under.

UTILITY: With work top with space/plumbing under for automatic washing machine, wall cupboard, Worcester gas fired wall mounted C/H boiler.

BRICK UPVC CONSERVATORY:

13'10"(max) x 10'5"(max) With tiled floor, double glazed french doors to rear garden.

BATHROOM/W.C.: With integrated hand wash basin with mixer tap drawers & cupboards under, illuminated wall mirror, extractor fan, store cupboard, integrated low level w.c., heated towel rail, shower/bath with mixer tap & thermostatic shower overhead;

BEDROOM NO 1: 13'2"(max) x 9'8"(max) With range of fitted units including wardrobe/cupboards, blanket cupboards, bedside cabinets and dressing table.

EN SUITE SHOWER ROOM/W.C.:

With low level w.c., hand wash basin with tiled splash back, tiled & screened shower cubicle with thermostatic shower, extractor fan.

BEDROOM NO 2: 12'(max) x 11'3"(max) With full width range of fitted units including wardrobe/cupboards, blanket cupboards and dressing unit.

BEDROOM NO 3: 11'4"(max) x 8'(max)

OUTSIDE: **GREEN HOUSE: TIMBER STORE SHED: 4 OUTSIDE LIGHTS/SECURITY LIGHT: COLD WATER TAP:**

TRIPLE GARAGE (500sqft): 25'6"(max) x 18'(max) With triple up & over doors (all electronically operated), personal door, power & lighting, cold water tap.

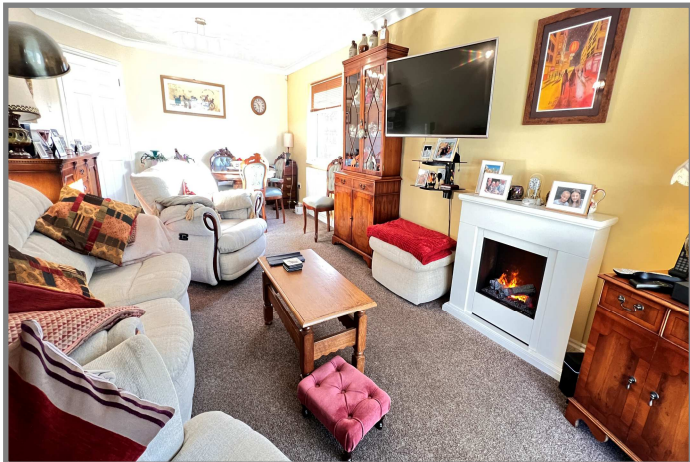
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GARDENS:

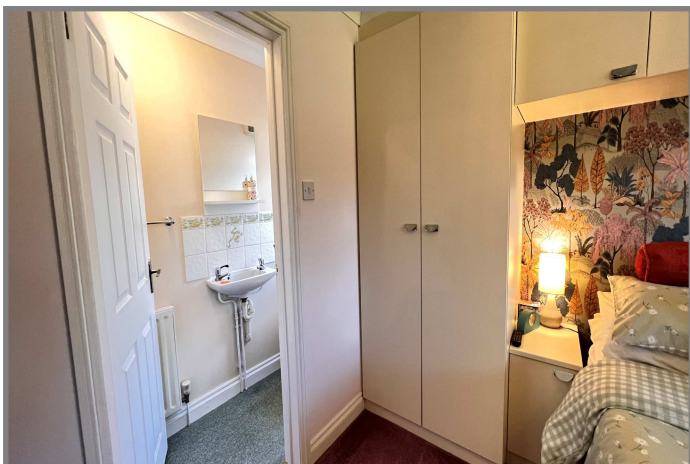
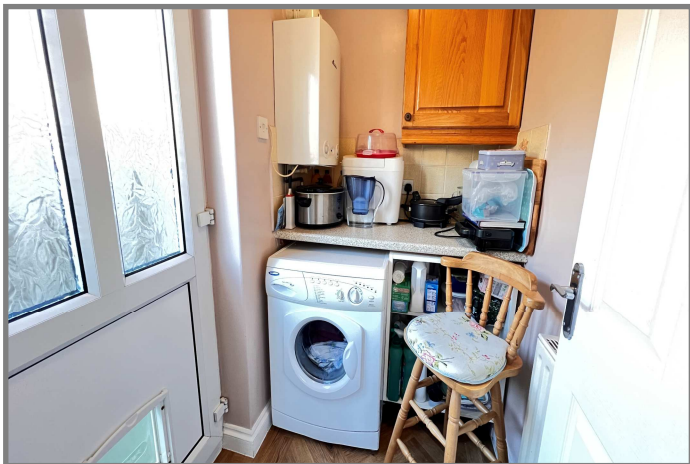
To front, laid to lawn with shrubs, conifer & substantial shingle multi vehicle off road parking area which extends along the side of the property.

Timber electric gates to side open onto a huge rear garden which is also laid to lawn with numerous trees, shrubs, beds, borders, pathways, arbour, paved patio & extensive extra off road parking space, concrete pathway to side leads from front to rear.

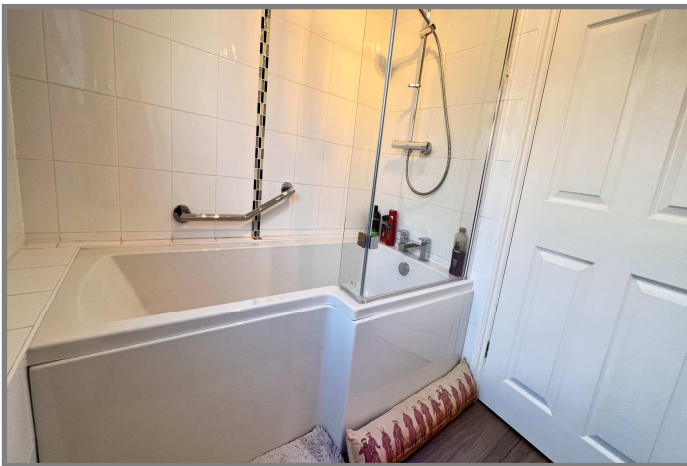
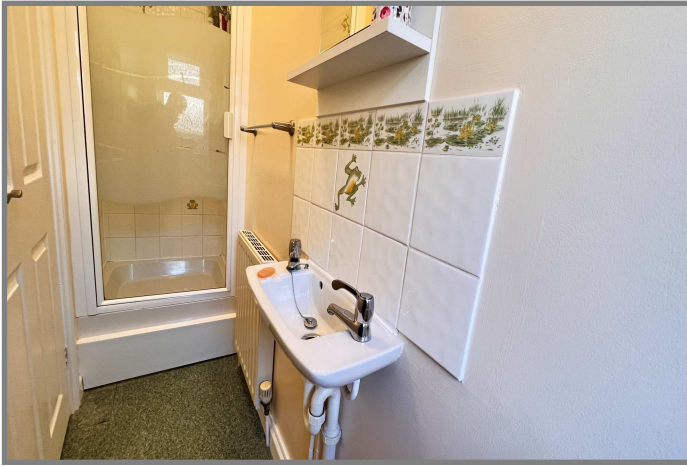
N.B. The property has the benefit of Photovoltaic Solar Panels, (included within the ownership of the property) which produce an income.



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