

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**MAY LODGE  
MONEY BANK  
WISBECH, PE13 2JN**

**THE PROPERTY:** BEAUTIFULLY PRESENTED, ABSOLUTELY IMMACULATE SPACIOUS FOUR BEDROOMED DETACHED HOUSE SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA CLOSE TO SCHOOLS & COLLEGE \* 430SQFT LOUNGE \* 15FT FITTED KITCHEN WITH BUILT IN OVEN, HOB & MICROWAVE \* USEFUL UTILITY \* 225SQFT BEDROOM WITH EN-SUITE SHOWER/W.C. GAS FIRED CENTRAL HEATING \* GARAGE PLUS EXTENSIVE MULTI-VEHICLE OFF ROAD PARKING \* ENCLOSED LOW MAINTENANCE GARDENS TO REAR \* REALLY MUST BE VIEWED TO BE FULLY APPRECIATED!

**THE PRICE:** £360,000      **FREEHOLD**      **EPC BAND C**      **REF.8765**

**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.8765 MAY LODGE, MONEY BANK, WISBECH**

**COUNCIL TAX: BAND E FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. At the second set of traffic lights turn left into Norwich Road. Then turn fourth right into Ramnoth Road, then first left into Money Bank.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE PORCH:**

**ENTRANCE HALL:** With stairway off, walk-in understairs cupboard, security alarm programmer.

**LOUNGE/DINER:** 27' (max) x 15' 10" (max) With feature fire surround enclosing a log burning stove.

**FITTED KITCHEN/BREAKFAST ROOM:**

15' 7" (max) x 11' 9" (max) With fitted pull out drawers, space plumbing for American Fridge, built in dishwasher, preparation surfaces with drawers & cupboards under, inset sink unit with mixer tap & cupboards under, range of wall cupboards, built in gas hob, electric hob hood, built in microwave, built in electric oven, tiled floor, part tiled walls.

**GROUND FLOOR CLOAKROOM/W.C.:**

With pedestal wash basin with mixer tap, low level W.C., tiled floor, tiled walls, built in store cupboard, built in cupboard housing Ideal Classic gas fired wall mounted central heating boiler.

**UTILITY:**

10' 2" (max) x 5' (max) With tiled floor, tiled walls, wall cupboard, work top with space/plumbing under for washing machine and space for tumble drier, tiled walls, tiled floor.

**CONSERVATORY:**

**FIRST FLOOR:**

**LANDING:** With access via folding ladder to part boarded loft with power & lighting.

**SPACIOUS BATHROOM/W.C.:** With tiled floor, tiled walls, pedestal wash basin, low level W.C., corner bath with mixer tap & shower attachment, tiled & screened shower cubicle with thermostatic shower, walk-in airing cupboard housing twin hot water cylinders.

**BEDROOM NO 1:** 16' (max) x 14' 2" (max)

**EN SUITE SHOWER ROOM/W.C.:**

With low level W.C., pedestal wash basin, tiled and screened double shower cubicle with electric shower, tiled floor, tiled walls, extractor fan.

**BEDROOM NO 2:** 13' 9" (max) x 12' 7" (max) With full width range of fitted wardrobe/cupboards.

**BEDROOM NO 3:** 12' 5" (max) x 10' 2" (max) 'L' shaped.

**BEDROOM NO 4:** 10' 4" (max) x 7' 1" (max).

**OUTSIDE:** **TIMBER STORE SHED WITH POWER & LIGHTING : OUTSIDE LIGHT : COLD WATER TAP**

**GARAGE:** 15' 2" (max) x 10' 10" (max) With up & over door, power & lighting.

**GARDENS:** To front down to an extensive block paved/stone chippings multi-vehicle off road parking space. Wrought iron gate to each side opens onto paved pathways leading to the enclosed low maintenance rear garden which is down to an extensive paved patio area with raised borders etc.

**N.B: The property has the benefit of solar panels heating the hot water.**

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