

**ROBERT
HALE
HOMES FOR
SALE**

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

WISBECH

01945 465222

E-mail:

wisbech@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**25, GOSMOOR LANE
ELM, PE14 0AH**

THE PROPERTY:

A STUNNING AND SPACIOUS MODERN FIVE BEDROOMED DETACHED HOUSE SITUATED ON A LOVELY PLOT IN THE CENTRE OF HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN SCHOOL, PUB/RESTAURANT AND A SHOP * 32FT LOUNGE * LOVELY GARDEN ROOM * 17FT FITTED KITCHEN WITH A WEALTH OF APPLIANCES * CONSERVATORY * 17FT MASTER BEDROOM WITH EN-SUITE * DOUBLE GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING * MUST BE VIEWED TO BE FULLY APPRECIATED! DON'T DELAY MAKE AN APPOINTMENT NOW!

THE PRICE:

£425,000

FREEHOLD

EPC BAND E

REF.8892

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:8892, 25 GOSMOOR LANE, ELM.

COUNCIL TAX: BAND F FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right on to the A1101 dual carriageway Downham Market Road. Follow the road for about 1.4 miles then fork right at the China Rose, signal Elm & Friday Bridge. Follow the road into the village, after passing the school on the left-hand side turn first left into Gosmoor Lane. The property is on the left-hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY: With hardwood laminate floor, built in cloaks cupboard.

ENTRANCE HALL: With hardwood laminate floor, stairway off.

LOUNGE/DINER: 32' (max) x 12' (max) With feature fire surround enclosing a log burning stove.

GARDEN ROOM: 12' 5" (max) x 9' 4" (max) With laminate floor, French doors to conservatory.

FITTED KITCHEN/BREAKFAST ROOM:

17' 1" (max) x 12' 1" (max) With built in dishwasher, built in electric double oven, built in microwave, fitted double larder cupboard, plinth lighting, preparation surfaces with drawers & cupboards under and concealed lighting over, part tiled walls, hardwood laminate floor, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, range of wall cupboards, built in electric hob, electric hob hood, peninsular breakfast bar with cupboards under, space/plumbing for American style fridge/freezer, cupboard housing Logic gas fired wall mounted central heating boiler.

GROUND FLOOR CLOAK ROOM/W.C.:

With low level W.C., hand wash basin with tiled splash back, heated towel rail, hardwood laminate floor.

INNER LOBBY: With built in linen cupboard.

UTILITY: 12' 2" (max) x 7' 4" (max) With hardwood laminate floor, work top with space/plumbing under for washing machine and space/vent for tumble dryer

UPVC CONSERVATORY: 10' (max) x 9' 8" (max) With tiled floor with under floor heating, double glazed French doors to rear garden.

FIRST FLOOR:

LANDING: With built in double airing cupboard housing hot water cylinder with immersion heater, French doors to 'Juliet balcony'.

BATHROOM/W.C.: With freestanding roll top claw foot bath with mixer tap & shower attachment, low level w.c., pedestal wash basin, part tiled walls, heated towel rail.

BEDROOM NO 1: 17' 1" (max) x 12' 4" (max) With double glazed French doors to Juliet Balcony, range of built in wardrobe/cupboards.

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

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

BEDROOM NO 2: 13' 6" (max) x 11' 11" (max).

BEDROOM NO 3: 12' 2" (max) x 11' (max) With built in wardrobe/cupboard.

BEDROOM NO 4: 12' 2" (max) x 10' (max) With built in wardrobe/cupboard.

BEDROOM NO 5: 12' 1" (max) x 8' 9" (max) 'L' shaped.

REF:8892, 25 GOSMOOR LANE, ELM.

OUTSIDE:

TIMBER STORE SHED : EXTERNAL POWER POINT : COLD WATER TAP

DOUBLE GARAGE:

19' 2"(max) x 9' 9"(max) With timber double doors, personal door, power & lighting, access to loft storage.)

GARDENS:

To front down to a shingle multi-vehicle off road parking space with paved entrance forecourt and a covered storage area. Wrought iron gate to side opens onto a paved pathway leading to the rear garden. Timber gate to the other side of the property opens onto a covered pathway leads to the rear garden. Generous enclosed gardens to rear laid to lawn with decking, paved pathways, borders, trees & shrubs.



REF:8892, 25 GOSMOOR LANE, ELM.



REF:8892, 25 GOSMOOR LANE, ELM.



REF:8892, 25 GOSMOOR LANE, ELM.

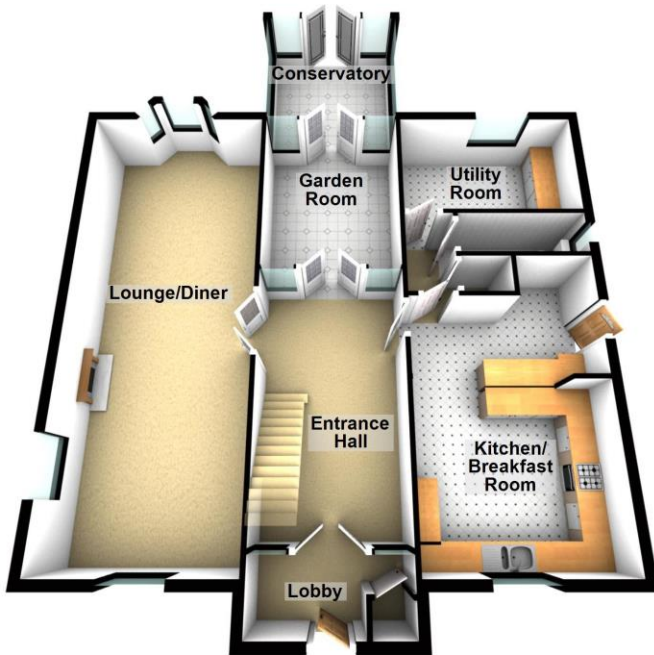


REF:8892, 25 GOSMOOR LANE, ELM.



REF:8892, 25 GOSMOOR LANE, ELM.

Ground Floor



First Floor

