

**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



**62, KINDERLEY ROAD
WISBECH
PE13 3PP**

THE PROPERTY: MODERN, SPACIOUS FOUR BEDROOMED DETACHED BUNGALOW SITUATED IN A CUL-DE-SAC LOCATION CLOSE TO SCHOOLS * 22FT LOUNGE/DINER * TWO BATH/SHOWER ROOMS (1 EN-SUITE) * 14FT FITTED KITCHEN WITH BUILT IN OVEN & HOB * GENEROUS ENCLOSED GARDENS TO REAR, NOT OVERLOOKED! * DOUBLE GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: OIEO £300,000 FREEHOLD EPC BAND C REF.8895

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:8895 62, KINDERLEY ROAD, WISBECH.

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road to the second set of traffic lights, proceed straight across then turn first left into Tinkers Drove. Proceed to the T junction with St Michaels Avenue and turn left. Then turn second right into Cherry Road. Proceed to the T junction with Kinderley Road and turn right. The property is at the end of the cul-de-sac on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

ENTRANCE HALL: With access to loft, built in airing cupboard housing hot water cylinder with immersion heater, central heating thermostat.

LOUNGE/DINER: 22' 3" (max) x 14' 7" (max) With feature fire surround, double glazed French doors to rear garden.

BEDROOM 4/SEPARATE DINING ROOM:
13' 6" (max) x 12' 8" (max) With feature fire surround.

FITTED KITCHEN/BREAKFAST ROOM:
14' 4" (max) x 8' 9" (max) With tiled floor, part tiled walls, range of wall cupboards, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, built in electric hob, built in electric double oven, electric hob hood, built in dishwasher.

CLOAK ROOM/W.C: With pedestal wash basin with tiled splash back, low level W.C.

UTILITY: 15' 1" (max) x 7' 3" (max) With space/plumbing for washing machine, tiled floor, part tiled walls, Classic gas fire fired wall mounted central heating boiler, inset stainless steel single drainer sink unit with mixer tap & cupboard under, broom cupboard with cupboard over, work top with cupboards under, larder cupboard with cupboard over.

BATHROOM/W.C./SHOWER ROOM:
With corner bath with mixer tap & shower attachment, tiled & screened double shower cubicle, pedestal wash basin, tiled walls, low level W.C., shaver point.

BEDROOM NO 1: 17' 7" (max) x 7' 1" (max).

EN SUITE BATHROOM/SHOWER ROOM/W.C.:
With tiled & screened double shower cubicle, low level W.C., inset hand wash basin with cupboards under, tiled walls, light/shaver point.

BEDROOM NO 2: 13' 9" (max) x 11' 10" (max).

BEDROOM NO 3: 10' 9" (max) x 9' 9" (max).

OUTSIDE: **TIMBER STORE SHED**

DOUBLE GARAGE:

GARDENS: To front down to shingle with a paved pathway to the front entrance door and a double block paved off road parking space. Generous gardens to rear, not directly overlooked to rear and laid to lawn with shrubs and a paved patio, shingle utility area to side. Pathways to each side of the property lead from front to rear garden.

N.B. The property has the benefit of photovoltaic solar panels within the ownership of the property.

REF:8895 62, KINDERLEY ROAD, WISBECH.



REF:8895 62, KINDERLEY ROAD, WISBECH.



Kinderly Road



