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**35, BLACKBEAR LANE
WALSOKEN, PE13 3SA**

THE PROPERTY: AN ABSOLUTELY STUNNING, RECENTLY REFURBISHED, TWO DOUBLE BEDROOMED DETACHED BUNGALOW (potential for 3 Beds) SITUATED ON A GOOD PLOT IN A GOOD LOCATION * VERY USEFUL WHOLLY OWNED ADDITIONAL DRIVEWAY/OFF ROAD PARKING AREA THAT LEADS FROM LUCOMBE DRIVE TO THE BACK GARDEN * SUPERB 20' FITTED KITCHEN WITH A WEALTH OF FITTED APPLIANCES * UTILITY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED * GARAGE * LOVELY LANDSCAPED GARDENS TO FRONT & REAR * MUST BE VIEWED TO BE FULLY APPRACIATED!

THE PRICE: £265,000 FREEHOLD EPC BAND D

REF. 8930

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: 8930 35, BLACKBEAR LANE, WALSOKEN

COUNCIL TAX:

BAND C 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. Proceed all the way to the Blackbear Pub which is on the left hand side and turn right into Blackbear Lane. The property is on the left hand side.

THE ACCOMMODATION:

(Dimensions given are approximate only)

ENTRANCE PORCH:

With tiled floor;

SPACIOUS ENTRANCE HALL: With walk in double airing cupboard housing hot water cylinder with immersion heater, C/H thermostat, access to loft with light point;

LOUNGE/DINER:

18'(max) x 12'1"(max) with laminate floor;

FITTED KITCHEN/DINER:

20'3"(max) x 12'(max) with tiled floor, built in electric oven, built microwave, built in wine cooler, built in fridge, fitted larder cupboard, built in gas hob, electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 1/2 bowl sink unit with mixer tap & cupboards under;

UTILITY:

9'5"(max) x 7'(max) 'L' shaped with tiled floor, work top with cupboard under, space/plumbing for automatic washing machine, walk in cloaks cupboard;

SHOWER ROOM/W.C.:

With tiled floor, tiled & screened double shower cubicle with thermostatic shower, integrated low level w.c., integrated hand wash basin with mixer tap & drawers under, tiled walls, fitted medicine cabinet, extractor fan, illuminated all mirror;

BEDROOM NO 1:

12'10"(max) x 8'4"(max);

BEDROOM NO 2:

12'(max) x 9'7"(max);

OUTSIDE:

COLD WATER TAP: OUTSIDE LIGHT: GREENHOUSE:

GARAGE:

16'8"(max) x 9'7"(max) (with potential for a third bedroom) 'British Gas' gas fired wall mounted C/H power, power & lighting;

GARDENS:

Low maintenance gardens to front, down to a block paved driveway/turn round/multi vehicle off road parking space. With borders, plants and an ornamental shingle area. Pathways lead along each side of the property front to rear. Enclosed gardens to rear laid to lawn with borders, beds and a paved patio

N.B. (1) There is a very useful driveway exclusively within the ownership of this property that leads from Lucombe Drive along the rear of the neighbouring bungalow to the rear of 35.

N.B.(2) There is potential to convert the garage into Bedroom No 3.



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