



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**344 HILL COTTAGE  
HIGH ROAD  
NEWTON  
PE13 5HR**

**THE PROPERTY:** VERY DECEPTIVE RURAL THREE BEDROOM MID TERRACED COTTAGE OVER LOOKING OPEN FIELDS TO REAR IN THIS HIGHLY POPULAR VILLAGE \*CONSERVATORY \*WORKSHOP \*GARDENS TO FRONT & CONCRETE GARDEN TO REAR \*DOUBLE OFF ROAD PARKING SPACE \*OIL FIRED CENTRAL HEATING \*DOUBLE GLAZING \*A LOVELY COUNTRY COTTAGE OF GREAT CHARACTER ON THE END OF A QUIET PRIVATE LANE \*VIEW NOW \*IDEAL FIRST TIME BUY!

**THE PRICE: £164,995 FREEHOLD EPC BAND**

**REF. 8934**

**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: 8934 344 HILL COTTAGES, HIGH ROAD, NEWTON**

**COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the A1101 Long Sutton/Sleaford exit over Freedom Bridge. Follow the main road for about 2.8 miles and turn left signed Newton and Tydd St Giles. Follow the main route for about 1.5 miles and turn right into a concealed private lane on the right hand side, immediately opposite some houses under construction.

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

**ENTRANCE PORCH/CANOPY/LOBBY:**

**ENTRANCE HALL:**

**LOUNGE/DINER:** 12'2" (max) x 11'11" (max) With laminate floor, enclosed constructed fireplace.

**KITCHEN/DINER:** 15'5" (max) x 11'3" (max) 'L' shaped with tiled floor, enclosed stairway off, preparation surfaces with drawers and cupboards under, space/plumbing for dishwasher, electric cooker, inset stainless steel single drainer sink unit with mixer tap and cupboards under, range of wall cupboards, part tiled walls, electric hob hood.

**WALK-IN UTILITY CUPBOARD:**

With Wallstar oil fired wall mounted central heating boiler.

**GROUND FLOOR BATHROOM/W.C./SHOWER ROOM:**

With tiled floor, panelled bath, tiled and screened double shower cubicle with thermostatic shower, low level w.c., integrated hand wash basin with mixer tap and cupboards under, illuminated wall mirror, 2 fitted store cupboards, extractor fan.

**UTILITY/REAR LOBBY:** With tiled floor, space for fridge/freezer and space/plumbing for automatic washing machine.

**UPVC CONSERVATORY:** 10'6" (max) x 8'10" (max) With laminate floor, double glazed patio doors to garden.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM NO 1:** 12'5" (max) x 11'3" (max) With built-in double airing cupboard housing hot water cylinder.

**BEDROOM NO 2:** 11'5" (max) x 9'3" (max) With built-in wardrobe/cupboard.

**BEDROOM NO 3:** 11'3" (max) x 7'8" (max)

**OUTSIDE:**

**TIMBER GARDEN SHED: GREEN HOUSE:**

**BRICK WORKSHOP:** 10'6" (max) x 8'6" (max) With power and lighting.

**GARDENS:** To front laid to lawn with shingle patio area, borders and shrubs. Enclosed courtyard garden to rear, down to a paved patio. Wrought iron gate opens on to the double off road parking space which looks on to open fields.

Private lane from the High Road to the rear of the property.



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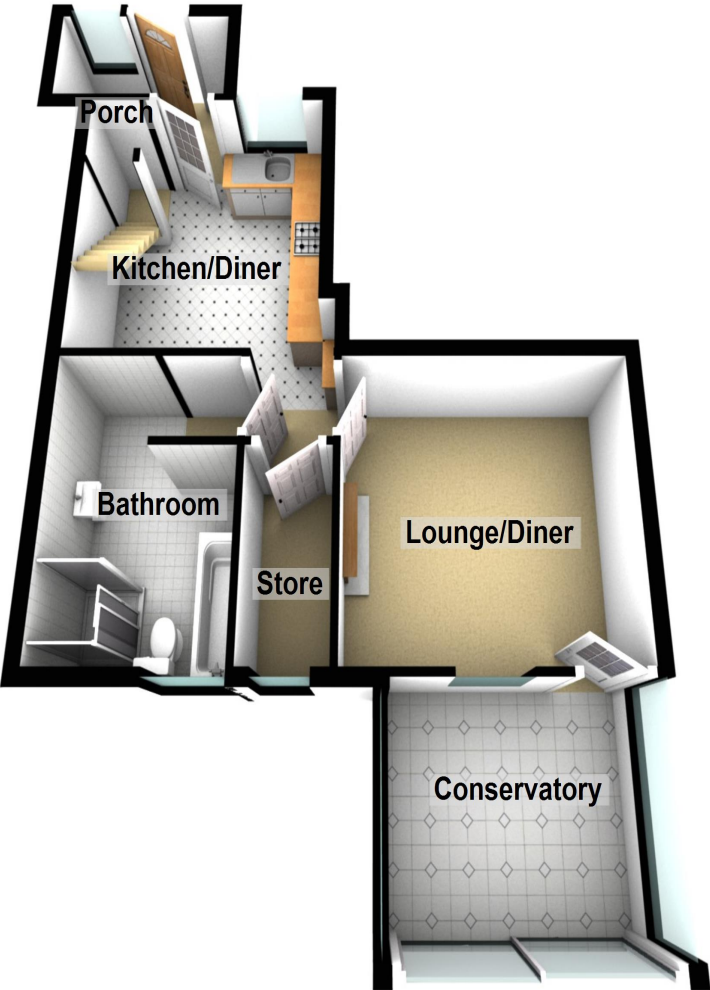


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Ground Floor



First Floor

