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**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**44, HIGHSTOCK LANE  
GEDNEY HILL, PE12 0QG**

**THE PROPERTY:** AN ABSOLUTELY STUNNING, SPACIOUS, FOUR DOUBLE BEDROOMED DETACHED BUNGALOW SITUATED ON A LOVELY LARGE PLOT, BACKING ONTO OPEN LAND IN THIS LINCOLNSHIRE VILLAGE WITH ITS OWN POST OFFICE, SCHOOL & SHOP \* SUPERB 28' OPEN PLAN KITCHEN/DINER WITH A WEALTH OF QUALITY BUILT IN APPLIANCES \* TWO BATH/SHOWER ROOMS (1 ensuite) \* UTILITY \* ECONOMICAL AIRSOURCE HEAT PUMP C/H \* FULLY DOUBLE GLAZED \* DOUBLE GARAGE PLUS EXTENSIVE MULTI VEHICLE OFF ROAD PARKING \* GENEROUS ENCLOSED GARDENS TO REAR

**THE PRICE: £565 000 FREEHOLD EPC BAND C**

**REF. 8943**

**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: 8943**

**COUNCIL TAX: BAND E SOUTH HOLLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about .8 of a mile to the traffic lights and fork left signed Leverington . Follow the main road for about 3.5 miles to a crossroads and turn right. Follow the road for about 2.6 miles to the crossroads in the centre of Parson Drove. Turn right. Follow the road for about .5 of a mile and bear left, and over a bridge. Follow the road for about 3.7 miles then turn right into Highstock Lane. The property is on the right hand side in due course.

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

**ENTRANCE PORCH:** With light;

**SPACIOUS ENTRANCE HALL:** With Kardean floor, fitted store cupboard, built in cupboard housing JOULE boiler;

**LOUNGE:** 18'(max) x 12'8"(max) with feature fire surround enclosing an ornamental brick fireplace and hearth;

**FITTED KITCHEN/DINER:** 28'2"(max) x 17'9"(max) 'L' shaped with Kardean floor, built in double oven, space for Microwave/second oven, built in fridge, built in freezer, illuminated wall cupboards, Granite preparation surfaces with drawers & cupboards under, built in Induction hob, electric extractor fan, fitted larder cupboards, Granite Island built with inset undermount ceramic sink with mixer tap, breakfast bar, built in dishwasher, pull out bin, bifolding patio doors to rear garden;

**UTILITY:** 13'5"(max) x 7'8"(max) with wall cupboards, Granite work top with undermount stainless steel sink unit with mixer tap & cupboards under, space/plumbing for automatic washing machine & space for condensing tumble drier, fitted store cupboard;

**SPACIOUS FAMILY BATHROOM/W.C.:** With inset vanity unit with mono black tap, tiled walls, Oval bath with thermostatic shower overhead, tiled & screened double shower cubicle with Thermostatic shower, extractor fan;

**BEDROOM NO 1:** 13'5"(max) x 12'1"(max) with range of fitted wardrobe/cupboards, dressing unit;

**EN SUITE SHOWER ROOM/W.C.:** With tiled floor, tiled walls, low level w.c., undercount sink unit with mixer tap & drawers under, tiled & screened double shower cubicle with thermostatic shower, extractor fan;

**BEDROOM NO 2:** 12'1"(max) x 11'10"(max) with range of fitted wardrobe/cupboards;

**BEDROOM NO 3:** 12'4"(max) x 9'(max) with range of fitted wardrobe/cupboards;

**BEDROOM NO 4:** 12'1"(max) x 9'8"(max) with Kardean floor, access via foldaway ladder to part boarded loft with power & lighting;

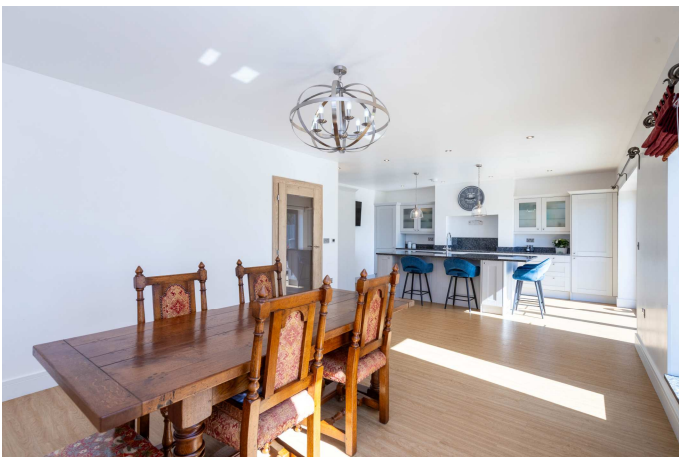
**OUTSIDE:** **OUTSIDE LIGHTS: COLD WATER TAP:**

**DOUBLE GARAGE:** 17'9"(max) x 17'9"(max) with joist storage power & lighting, electrically operated remote controlled roller door, personal door;

**GARDENS:** Generous low maintenance gardens to front, down to an extensive shingle multi vehicle off road parking space/turn round with astro turf and block paved patio. Timber gate to side opens on to the generous enclosed rear garden, which enjoys stunning views over open fields and is mostly laid to lawn with an extensive paved patio area.



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