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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**3 CATTLEDYKE
GOREFIELD
PE13 4NN**

THE PROPERTY: A CHARMING TWO DOUBLE BEDROOM SEMI DETACHED COTTAGE SITUATED IN A QUIET LANE IN A LOVELY LOCATION ON A LOVELY PLOT IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN SCHOOL POST OFFICE SHOP & PUB *GARAGE PLUS OFF ROAD PARKING SPACE *USEFUL UTILITY/CONSERVATORY *SEPARATE DINING ROOM *OIL FIRED CENTRAL HEATING *DOUBLE GLAZING *VIEW QUICKLY TO AVOID DISAPPOINTMENT *NO UPWARD CHAIN!

THE PRICE: **£195,000** **FREEHOLD** **EPC BAND** **E** **REF. 8952**

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: 8952 3 CATTLEDYKE, GOREFIELD

COUNCIL TAX: BAND B 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 road for about 0.8 mile and fork left signed Leverington. Follow the road for a short distance then fork right at the Rising Sun pub, signed Gorefield. Follow the road for a few miles to the village of Gorefield. After entering the village and passing the school on the left hand side, turn left at the crossroads into Cattledyke. The property is situated in a small private lane on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 15'4" (max) x 11' (max) With exposed brick fire surround.

DINING ROOM: 12' (max) x 11' (max) With reconstituted stone fire surround, C/H thermostat, walk in under stairs cupboard, enclosed stairway off.

KITCHEN: 9'1" (max) x 8' (max) With range of wall cupboards, preparation surfaces with drawers and cupboards under, inset single drainer 1 ½ bowl sink unit with mixer tap and cupboard under, Hotpoint electric cooker.

GROUND FLOOR BATHROOM/SHOWER ROOM:

With panelled bath, inset hand wash basin with cupboard under, low level w.c., tiled shower cubicle with Bristan electric shower, part tiled walls, electric wall heater.

UTILITY/CONSERVATORY: 14'10" (max) x 7'1" (max) With space/plumbing for automatic washing machine.

FIRST FLOOR:

LANDING:

BEDROOM NO 1: 15'5" (max) x 11' (max)

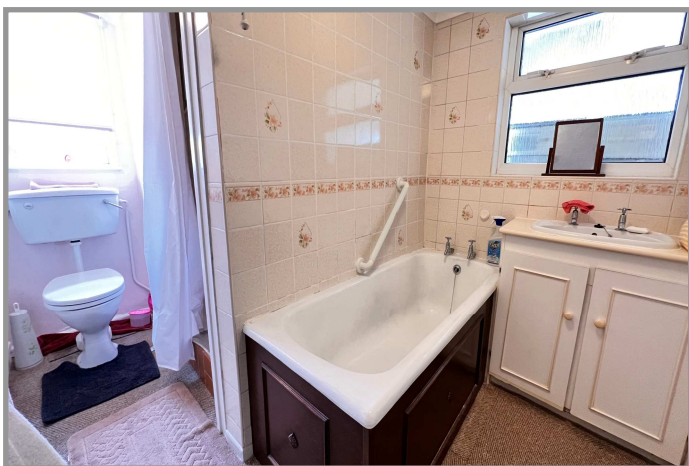
BEDROOM NO 2: 12' (max) x 11' (max) With fitted airing cupboard housing Fortic combination hot & cold water cylinder with immersion heater, built in wardrobe/cupboard.

OUTSIDE: **WORKSHOP 9'9" (max) x 7'4" (max) TIMBER GARDEN SHED:**
GREEN HOUSE: BOILER HOUSE housing Grant oil fired C/H boiler.

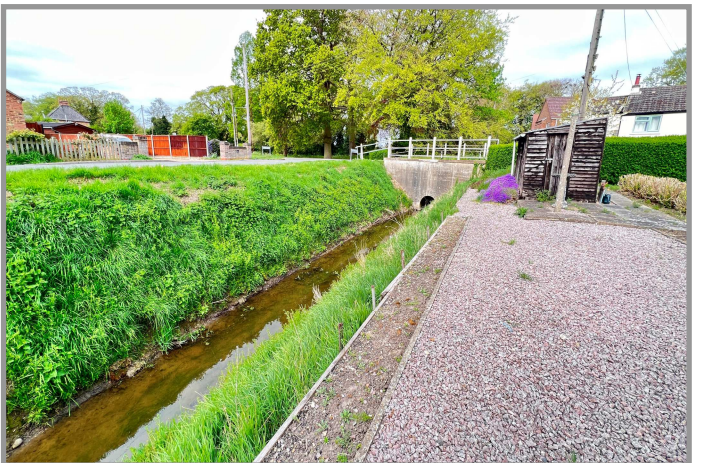
GARAGE: 16'10" (max) x 9'9" (max)

GARDENS: To front, with privet hedge, bed and a concrete off road parking space. Concrete and paved patio, concrete area to side and rear. Gardens to side laid to lawn with privet hedge border, beds, trees and a stone chippings patio area.

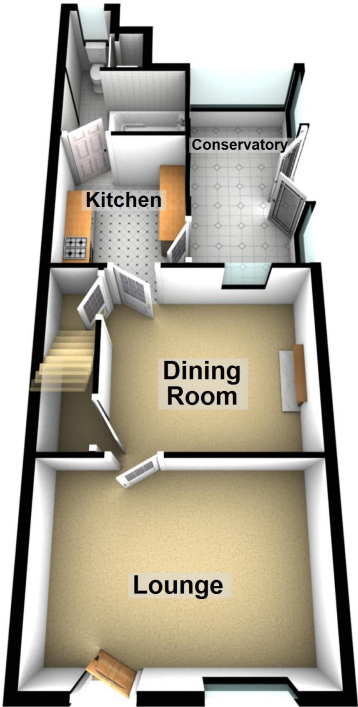
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Ground Floor



First Floor

