



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**TROTTERS REST  
ALLENS DROVE, GOREFIELD  
PE13 4PD**

**THE PROPERTY** BEAUTIFULLY PRESENTED, VERY DECEPTIVE, TWO BEDROOMED DETACHED BUNGALOW IN THIS HIGHLY POPULAR VILLAGE \* 25' LOUNGE \* 14' KITCHEN \* 21' CONSERVATORY \* OIL FIRED CENTRAL HEATING \* MOSTLY DOUBLE GLAZED (except conservatory) \* ATTRACTIVE GARDENS \* GARAGE PLUS OFF ROAD PARKING \* VIEW QUICKLY \* NON STANDARD CONSTRUCTION SO CASH BUYERS PREFERRED

**THE PRICE:**      **£199,999    FREEHOLD    EPC BAND**

**REF. 8997**

**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. 8997 TROTTERS REST, ALLENS DROVE, GOREFIELD**

**COUNCIL TAX:** **BAND B FENLAND 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  $\frac{3}{4}$  of a mile to the traffic lights and fork left signed Leverington. Follow the road for a short distance and fork right at the Rising Sun pub into Church Road. Follow the main road for about 2.7 miles then turn left into Allens Drove. The property is immediately on the right hand side.

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

**ENTRANCE PORCH:**

**ENTRANCE HALL:** With access to loft, feature archway to INNER LOBBY;

**LOUNGE/DINER:** 25'9"(max) x 16'5"(max) with feature fire surround enclosing a multi fuel burning stove;

**KITCHEN/BREAKFAST ROOM:**

14'(max) x 13'10"(max) with tiled floor, space/plumbing for dishwasher, inset stainless steel single drainer sink unit with mixer tap, wine rack, preparation surfaces with drawers & cupboards under, electric cooker point, RAYBURN oil fired Range also serving C/H system, wall cupboard with display shelving;

**CONSERVATORY:** 21'10"(max) x 13'7"(max) (not double glazed) with laminate floor, work top with drawers & cupboards under, space/plumbing for automatic washing machine;

**SHOWER ROOM/W.C.:** With pedestal wash basin, Quadrant shower cubicle with INSPIRATION electric shower, low level w.c., medicine cabinet, feature archway;

**BEDROOM NO 1:** 15'(max) x 9'10(max) with built in wardrobe/cupboard;

**BEDROOM NO 2:** 9'5"(max) x 8'(max) with built in airing cupboard housing hot water cylinder with immersion heater & C/H programmer;

**OUTSIDE:** **TIMBER STORE SHED: COLD WATER TAP: OIL STORAGE TANK: OUTSIDE LANTERN:**

**BRICK GARAGE:** 19'(max) x 9'10"(max) with power & lighting, up & over door;

**GARDENS:** Shingle off road parking to front. Garden to rear down to shingle with a paved patio and shrub border; Generous and attractive gardens to side, laid to lawn with numerous trees, shrubs, beds & borders;



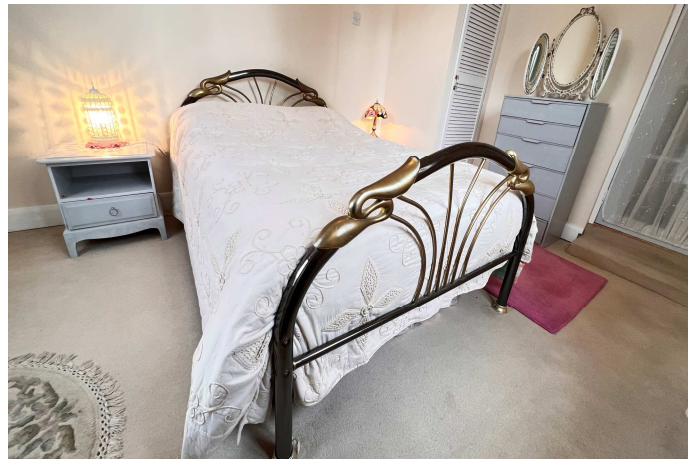


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Ground Floor

