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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**WIL-LIN
COLLETTS BRIDGE LANE
ELM, PE14 0EF**

THE PROPERTY:

THIS IS A 'SHOW BUNGALOW' BEAUTIFULLY PRESENTED
EXTREMELY DECEPTIVE THREE DOUBLE BEDROOMED
DETACHED LUXURY BUNGALOW, SITUATED OVERLOOKING
OPEN FIELDS IN A QUIET LANE IN THIS HIGHLY POPULAR
VILLAGE WITH ITS OWN SCHOOL * 19' KITCHEN WITH RANGE
* PRINCIPLE BEDROOM WITH EN SUITE * LOVELY 17'
CONSERVATORY * GAS FIRED CENTRAL HEATING * DOUBLE
GLAZING * 230sq.ft GYM/FAMILY ROOM * GARAGE PLUS
EXTENSIVE MULTI VEHICLE OFF ROAD PARKING * VIEWING
ABSOLUTELY ESSENTIAL!

THE PRICE:

£325,000 FREEHOLD EPC BAND C

REF. 8330

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. 8330 WIL-LIN, COLLETTS BRIDGE LANE, ELM

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the main road for about 2 ½ miles then turn right into Gosmoor Lane. Then turn immediately right into Colletts Bridge Lane. The property is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light;

ENTRANCE HALL: With access to loft, built in store cupboard;

LOUNGE/DINER: 15'5"(max) x 14'6"(max) with glazed double doors to HALL;

FITTED KITCHEN/DINER: 19'8"(max) x 17'2"(max) 'L' shaped with Leisure gas & electric Range, electric hob hood, preparation surfaces with drawers under, inset ceramic single drainer sink unit with mixer tap & drawers under, part tiled walls, walk in larder cupboard;

UTILITY: With store cupboard, wall cupboard housing Buderus gas fired wall mounted C/H boiler, work top with space/plumbing under for automatic washing machine, part tiled walls, double glazed french doors to:-

CONSERVATORY: 17'7"(max) x 12'7"(max) with double glazed french doors to rear garden;

FAMILY BATHROOM/W.C.: With inset hand wash basin with mixer tap, tiled splash back with cupboards under, low level w.c., tiled & screened double shower cubicle with Thermostatic shower;

BEDROOM NO 1: 11'3"(max) x 10'3"(max);

EN SUITE DRESSING ROOM:

EN SUITE SHOWER ROOM/W.C.:

With Quadrant shower cubicle with thermostatic shower, inset hand wash basin with mixer tap & cupboards under, low level w.c.;

BEDROOM NO 2: 10'10"(max) x 10'3"(max);

BEDROOM NO 3: 10'11"(max) x 10'4"(max);

OUTSIDE: **GYM/GAMES ROOM/FAMILY ROOM 19'8"(max) x 11'7"(max) with power & lighting, double glazed french doors to rear garden; OUTSIDE LIGHTS: BRICK BAR B Q:**

DETACHED BRICK GARAGE: 16'10"(max) x 12'1"(max) with up & over door, personal door, joist storage, power & lighting;

GARDENS: To front overlooking open fields and down to a block paved multi vehicle off road parking space. Shingle driveway/multi vehicle off road parking space extends along the side and rear of the bungalow. Compact enclosed gardens to rear, laid to lawn with paved pathways;

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Colletts Bridge Lane

