

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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**BIRDBECK COTTAGE  
BASIN ROAD, OUTWELL  
PE14 8TQ**

**THE PROPERTY:**

FOUR BEDROOMED DETACHED COTTAGE OF ENORMOUS CHARACTER ON TOTAL LAND OF APPROX. 1/3 OF AN ACRE (STS) IN THIS HIGHLY POPULAR VILLAGE \* EXTENSIVE RANGE OF TIMBER OUTBUILDINGS INCLUDING WORKSHOP, STORES & STABLES \* TWO BEDROOMED MOBILE HOME \* CONCRETE HARDSTANDING.EXCERCISE YARD \* PADDOCK \* LOVELY GARDENS \* MULTI VEHICLE OFF ROAD PARKING \* A LOT FOR YOUR MONEY, SO VIEW QUICKLY!

**THE PRICE:**

**£294,995**

**FREEHOLD EPC BAND F**

**REF. 8285**

**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. 8285 BIRDBECK COTT. BASIN ROAD, OUTWELL**

**COUNCIL TAX:** **BAND B KINGS LYNN & WEST NORFOLK B.C.**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. Follow the main road all the way to the village of Outwell. After entering the village and passing Bloom & Wakes garage on the left hand side turn right at the mini roundabout and then IMMEDIATELY right again into Basin Road. The property is shortly on the left hand side.

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

**ENTRANCE HALL:** With stairway off;

**LOUNGE/DINER:** 23`9``(max) x 12`10``(max) with laminate floor, understairs cupboard, multi fuel stove;

**FITTED KITCHEN:** 12`1``(max) x 10``(max) with breakfast bar, inset stainless steel single drainer sink unit with mixer tap & cupboards under, space/plumbing for dishwasher, preparation surfaces with drawers & cupboards under, wall cupboards, part tiled walls, Belling Classic Electric Range;

**GROUND FLOOR CLOAKROOM/W.C.:**

With tiled floor, integrated hand wash basin with mixer tap & cupboard under, low level w.c.,;

**UTILITY:** 12`9``(max) x 6`1``(max) with tiled floor, built in cupboards, inset stainless steel single drainer sink unit with cupboards under, work top with cupboard under, space/plumbing for automatic washing machine;

**BRICK & UPVC ONSERVATORY:**

12`5``(max) x 10`10``(max) with laminate floor;

**REAR LOBBY:** With tiled floor, WALK IN CLOAKS CUPBOARD;

**FIRST FLOOR:**

**LANDING:** With access to loft, laminate floor;

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

With tiled floor, part tiled walls, integrated hand wash basin with mixer tap & cupboards under, low level w.c., tiled & screened double shower cubicle with Triton electric shower, electric wall fan heater;

**BEDROOM NO 1:** 10`8``(max) x 9`9``(max) with laminate floor, fitted work station;

**BEDROOM NO 2:** 12`6``(max) x 10`9``(max) `L` shaped with `Juliet Balcony`;

**BEDROOM NO 3:** 8`8``(max) x 7`9``(max) with laminate floor;

**BEDROOM NO 4:** 8`8``(max) x 5`4``(max) with laminate floor;

**OUTSIDE:** **EXTENSIVE RANGE OF TIMBER OUTBUILDINGS INCLUDING WORKSHOP, STORES & STABLES**

**PLUS TWO BEDROOMED MOBILE**

**GARDENS:** To front down to off road parking area.

Gardens/land to rear, laid to lawn with numerous trees, shrubs, gazebo, decking, paddock, concrete hardstanding, shingle patio area and off road parking are.

N.B. The house is double glazed but has no central heating.



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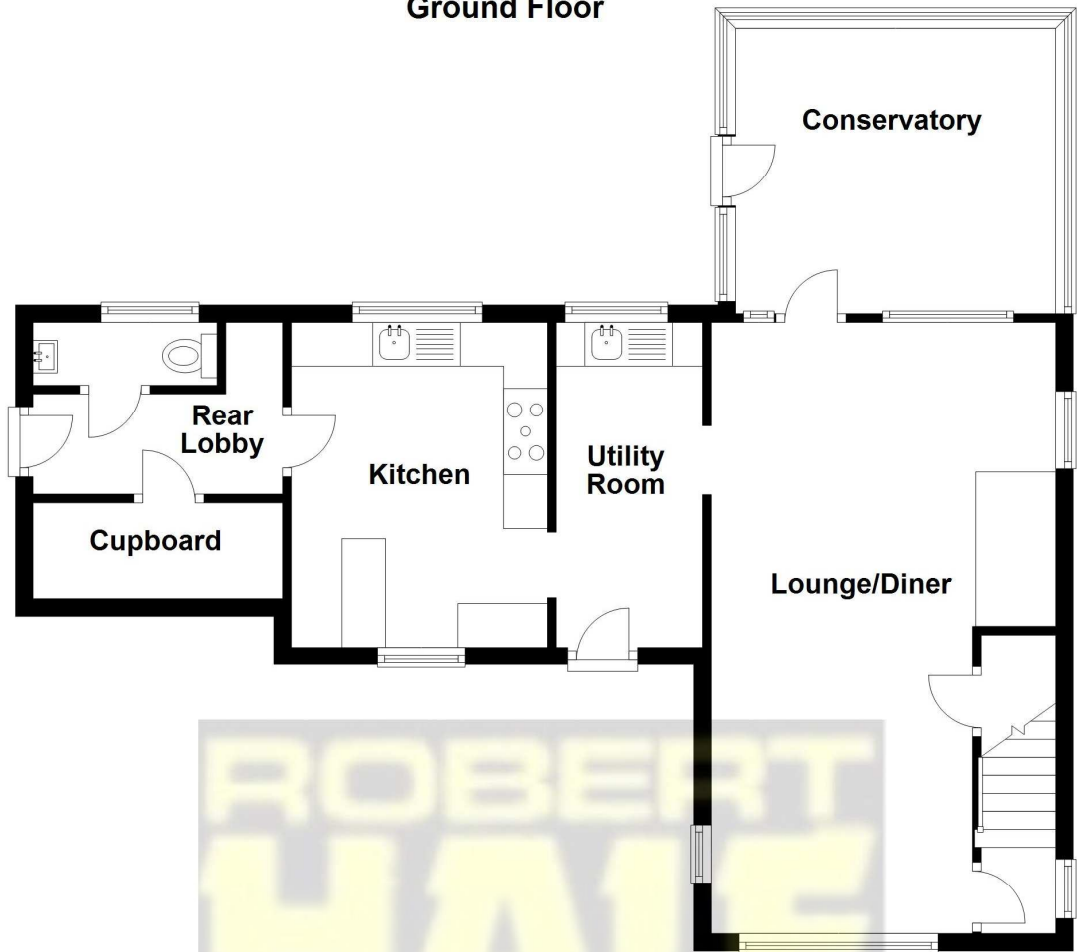




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Ground Floor



First Floor

