



33 Blackbear Lane, Wisbech

Wisbech



**NEXT LEVEL
PROPERTY**

AGENTS THAT CARE

Offers in Region of **£260,000**



33 Blackbear Lane

Wisbech, Wisbech

Charming 3-bed link-detached house with contemporary living & traditional charm. Spacious lounge, dining room, well-appointed bathroom, WC, gas central heating, uPVC double glazing. Garage, off-road parking, lush rear garden with patio & abundant plants. Ideal mix of comfort & accessibility in sought-after area. Council Tax band: C

Tenure: Freehold

- Lovely link detached three bedroom house
- Lounge and separate dining room
- Bathroom and separate WC
- Sought after residential area
- Close to amenities and on a bus route
- Garage and lots of off road parking
- private rear garden and an attractive frontage
- Gas central heating and uPVC double glazing



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Hallway

A welcoming entrance hall that has a staircase to the first floor, an understair storage cupboard and doors leading off to the kitchen and lounge.

Lounge

14' 1" x 13' 6" (4.29m x 4.11m)

A large, bright room with a feature fireplace (with a fitted electric fire), a radiator, and a uPVC double glazed window to the front. A door leads to the dining room.

Dining Room

11' 6" x 7' 10" (3.51m x 2.39m)

A useful separate dining room (that could be used as a fourth bedroom if required) that has a radiator and uPVC double glazed window to the rear.

Kitchen

11' 2" x 10' 4" (3.40m x 3.15m)

A fitted kitchen with a full range of base, drawer, and wall-mounted units with an inset sink set to the work surface. There is a built-in electric double oven, a ceramic hob, and a cooker hood over. There are spaces for appliances, a wall-mounted gas boiler, and a door to the side entrance.

First Floor Landing

Doors leading to an airing cupboard, the bedrooms, bathroom and WC plus a hatch giving access to the loft.

Bedroom 1

11' 3" x 10' 11" (3.43m x 3.33m)

A double bedroom with a uPVC double glazed window to the front.

Bedroom 2

11' 0" x 10' 11" (3.35m x 3.33m)

A double bedroom with a radiator and a uPVC double glazed window to the rear.





Bedroom 3

8' 0" x 7' 6" (2.44m x 2.29m)

A small double bedroom with a radiator, built-in storage cupboard and a uPVC double glazed window to the front.

Bathroom

The bathroom has a bath with electric shower over, tiling to three walls, a pedestal hand basin and a uPVC double glazed window to the rear.

Separate WC

Next to the bathroom but separate, this WC has a uPVC double glazed window to the rear.

Front Garden

The front garden has a gravelled driveway and a lawn with a variety of plants and shrubs set to the decorative borders. There is access to the garage and a gated footpath leading to the side entrance and the rear garden.

Rear Garden

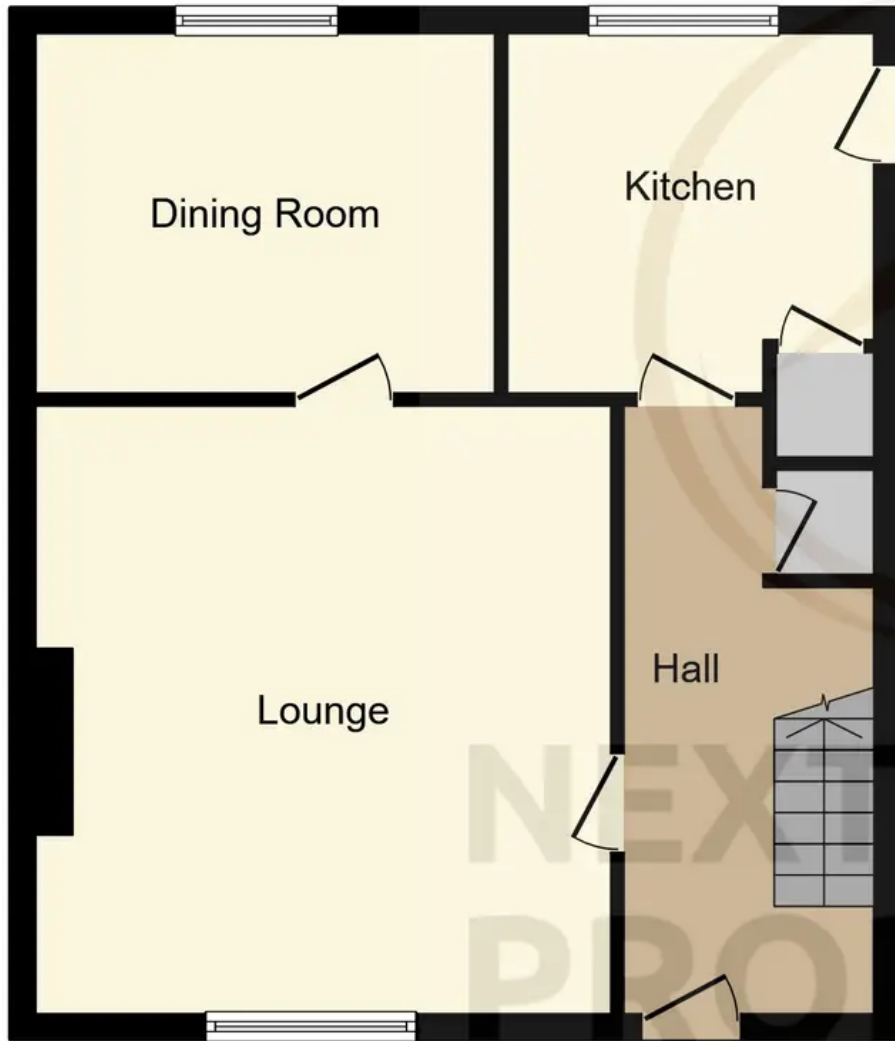
The rear garden is very private and has a lawn, patio area and a wide variety of plants trees and shrubs set within. There is also rear access to the garage.

GARAGE

Single Garage

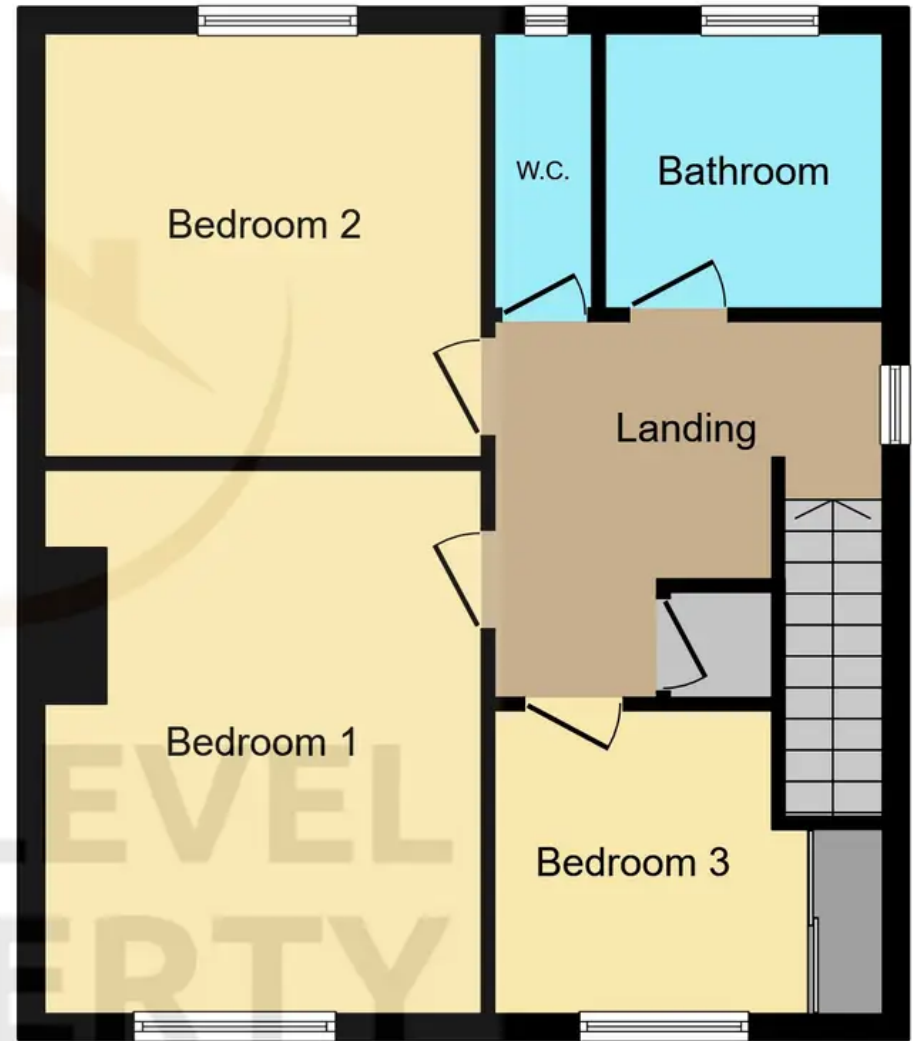
The garage measures 16'6 x 8'11 and has a door to the rear garden and an up and over door to the front.





Ground Floor

Floor area 53.0 m² (570 sq.ft.)



First Floor

Floor area 53.0 m² (570 sq.ft.)

TOTAL: 106.0 m² (1,140 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Next Level Property

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