



Lake Avenue, Welney, Wisbech, PE14 9QD

welcome to

Lake Avenue, Welney, Wisbech

A charming 2-bed semi-detached home in the rural village of Welney, boasting a large garden & extensive countryside views. Inside, the property offers a modern kitchen, three reception rooms & two utility areas, as well as off-road parking & garage.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Storage cupboard. Stairs leading to the first floor landing.

Dining Room

10' 5" x 10' 8" (3.17m x 3.25m)

Double-glazed window to the front. Radiator.

Lounge

13' 9" x 11' plus recess (4.19m x 3.35m plus recess)

Double-glazed window to the rear. Feature fireplace.

Built-in storage cupboard. Radiator.

Kitchen

10' 9" x 7' 5" (3.28m x 2.26m)

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in electric oven & an electric hob. There is also a walk-in pantry cupboard. Radiator. Double-glazed window to the front.

Utility Room

5' x 12' 5" (1.52m x 3.78m)

Double-glazed window to the front. Fitted with wall units. Space for a fridge/freezer. Space & plumbing for a washing machine & tumble dryer.

Utility Area

4' x 8' (1.22m x 2.44m)

Double-glazed window to the rear. Fitted with shelving.

Conservatory

13' 9" x 5' 2" (4.19m x 1.57m)

Of brick & uPVC construction. Double-glazed windows to the side & rear.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Radiator. Double-glazed window to the side.

First Floor Landing

Stairs from the entrance hall. Loft access. Airing cupboard.

Bedroom One

9' 6" x 12' 3" plus recess (2.90m x 3.73m plus recess)

Double-glazed window to the rear offering field views. Radiator. Built-in cupboard.

Bedroom Two

9' 5" x 12' 3" (2.87m x 3.73m)

Double-glazed window to the rear offering field views. Radiator. Built-in cupboard.

Outside

A hardstanding driveway to the side of the property provides off-road parking for 3 cars & leads to the single garage. The property's frontage is low-maintenance & mainly laid to gravel, whilst the sizable rear garden is laid to lawn, alongside a patio area and various plants, shrubs & hedges. The garden retreats onto extensive fields behind, and offers delightful countryside views.

Agent's Note

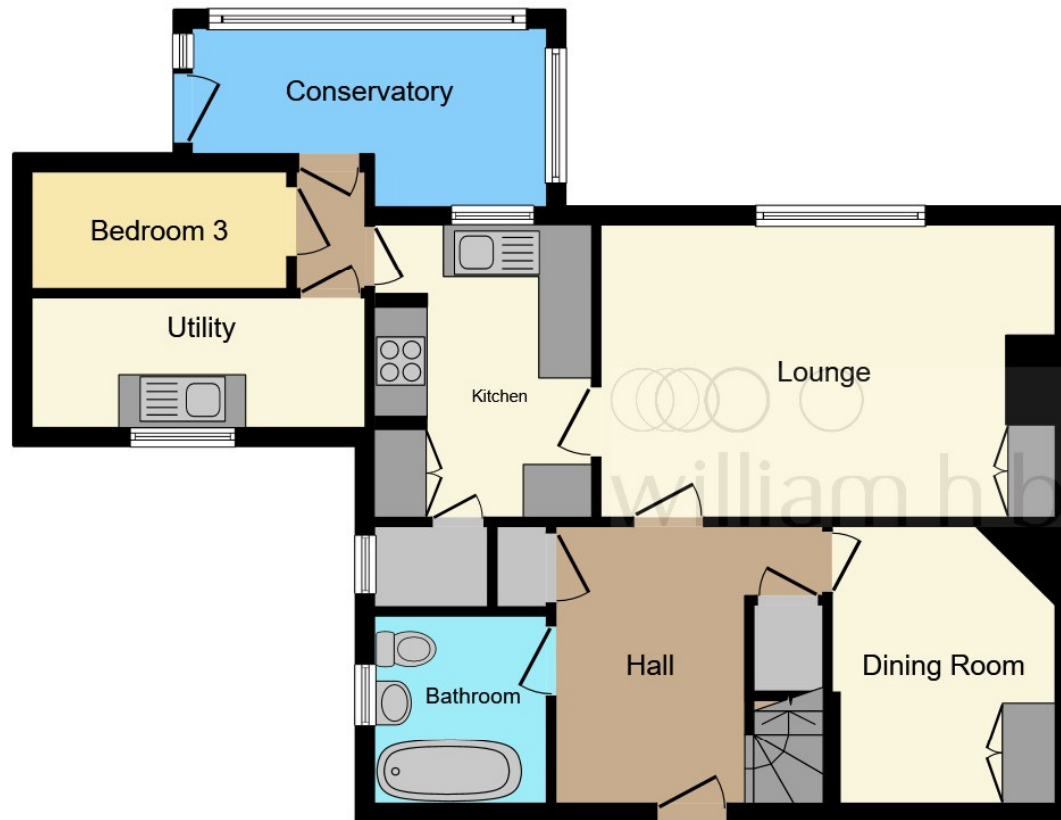
Please note that this property is of non-standard construction, please speak with your conveyancer for further details if required.

Waste from the property is served by a septic tank of private supply & heating to the property is served by oil central heating. Please contact the branch for further information if needed.

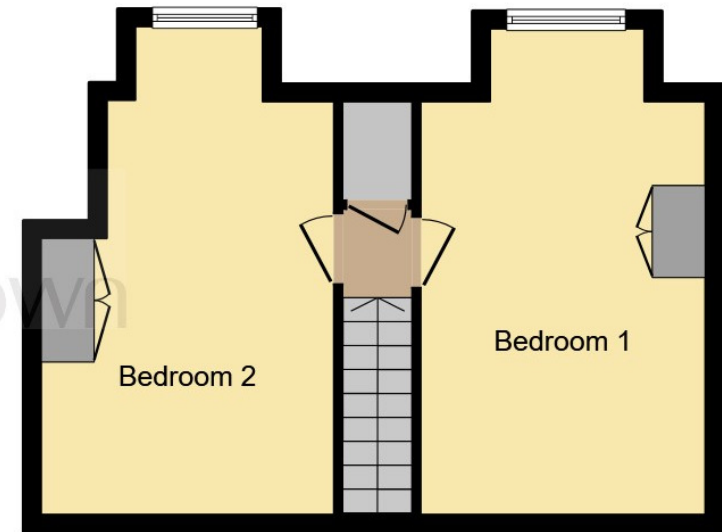


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Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

welcome to

Lake Avenue, Welney, Wisbech

- Two bedroom semi-detached house
- Lounge, dining room + conservatory
- Large rear garden
- Field views
- Off-road parking

Tenure: Freehold EPC Rating: E

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111779 - 0003

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