



MAXEY GROUNDS

residential.sales@maxeysgrounds.co.uk

01945 428820

Residential Sales

£395,000



Ref: F773

116 High Road, Gorefield, Wisbech, Cambridgeshire PE13 4PG

A Lovely Detached Bungalow located in the Centre of the Village. Benefitting from a Lounge, Kitchen/Breakfast Area, Utility Room, Cloakroom, Family Bathroom and 4 Bedrooms. Situated on a Good Size Plot, with a long Driveway providing ample Off-Road Parking and space for a Caravan to the rear, plus, a Detached Single Garage. UPVC Double Glazing and Oil Central Heating. Walking distance to local amenities, Public House, Shops and School.



Offices at March and Wisbech

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HALLWAY UPVC part glazed double glazed front door with matching side panel. Loft access. Door chime. Thermostat. Radiator. Telephone sockets. Airing cupboard.

LOUNGE/DINER 22' 3" x 12' 0" (6.79m x 3.67m) UPVC double glazed windows to front and side – double aspect. Feature marble hearth with built-in coal affect electric fire. Two radiators. Aerial sockets

KITCHEN/BREAKFAST ROOM 11' 11" x 11' 11" (3.65m x 3.64m) UPVC double glazed window to side. Inset ceiling lighting. Range of wall and base units with worktop over. Stainless steel one and half sink with drainer and mixer taps. Built-in electric oven and hob with extractor fan over. Integrated fridge. Radiator. Breakfast bar.

UTILITY ROOM 11' 10" x 7' 9" (3.61m x 2.37m) UPVC part glazed, double glazed door to rear. UPVC double glazed window to rear. Range of wall and base units with worktop over. Built-in storage cupboard. Stainless steel circular sink. Plumbing for washing machine and dishwasher. Floor-standing boiler.

CLOAKROOM 5' 9" x 3' 0" (1.77m x 0.92m) UPVC double glazed window to front. Low-level WC. Vanity hand basin with mixer taps. Part tiled walls. Radiator.

BEDROOM ONE 13' 0" x 10' 1" (3.97m x 3.09m) UPVC double glazed window to rear. Built-in wardrobes. Radiator.

BEDROOM TWO 12' 10" x 10' 9" (3.92m x 3.29m) UPVC double glazed window to rear. Radiator.

BEDROOM THREE 12' 1" x 9' 11" (3.69m x 3.04m) UPVC double glazed window to front. Radiator.

BEDROOM FOUR 8' 8" x 7' 8" (2.66m x 2.36m) UPVC double glazed window to side. Radiator.

BATHROOM 8' 8" x 8' 4" (2.65m x 2.56m) UPVC double glazed window to side. Low level WC. Vanity hand basin. Panelled bath. Shower cubicle. Part tiled walls. Heated towel rail.

OUTSIDE To the front, mainly laid to grass with gravel driveway providing off-road parking for numerous cars leading to a Detached Single Garage. Mature bushes and hedging. To the rear, mainly laid to grass with patio area. Mature bushes plants and shrubs. Outside tap. Outside lighting. Oil storage tank.

DETACHED SINGLE GARAGE 16' 7" x 10' 2" (5.06m x 3.12m) Up and over door. Power and lighting.

SERVICES Mains water, electricity and drainage. Oil central heating.

VIEWING Strictly by appointment with the selling agent Maxey Grounds.



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POSSESSION Vacant possession upon completion of the purchase.

DIRECTIONS From the town centre take the A1101 out of town signed Long Sutton and Sleaford. At the traffic lights on Leverington Road carry straight on to Dowgate Road (B1169). Continue and at The Rising Sun public house bear right to Gorefield onto Church Road and carry on to Gorefield Rd and then the High Road. Continue into the village, past the School on the left and just before the local convenience store, the property can be located on the right.

COUNCIL TAX BAND C

EPC RATING BAND F

PARTICULARS PREPARED 17th November 2022



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AWAITING FLOOR PLAN



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.