



Folgate Lane, Walpole St. Andrew, Wisbech, PE14 7HY

welcome to

Folgate Lane, Walpole St. Andrew, Wisbech

Located in Walpole St Andrew which is mid way between Kings Lynn and Wisbech is this well presented two bedroom detached bungalow. Viewing highly recommended.



Accommodation:

Entrance Hall

Double glazed front door. Radiator. Loft access.
Storage cupboard.

Lounge

14' 9" x 10' 5" (4.50m x 3.17m)
Double glazed windows to the front and side.
Television point. Wood flooring. Radiator.

Dining Room

12' 1" x 8' 3" (3.68m x 2.51m)
Double glazed window to the side. Wood flooring.
Radiator.

Kitchen

14' 4" x 9' 7" (4.37m x 2.92m)
Fitted with wall and base units with worktops over
and spot lights. One and a half bowl sink with mixer
tap. Tiled splashback. Integrated electric hob and
oven with extractor hood. Integrated fridge/ freezer
and washing machine. Double glazed window to the
rear and side. Double glazed door leading to
driveway. Access to conservatory via sliding doors.

Conservatory

UPVC windows and part brick construction. French
doors to the rear garden.

Bedroom One

10' 8" x 10' 4" (3.25m x 3.15m)
Double glazed window. Radiator. In-built wardrobe
and storage cupboard.

Bedroom Two

10' 7" x 10' 5" Incl. Wardrobe (3.23m x 3.17m Incl.
Wardrobe)
Double glazed window to the rear. Radiator. Fitted
wardrobes.

Bathroom

Vanity unit with wash hand basin and storage. Low
level WC with storage cupboards. Shower cubicle
with mains shower. Part tiled walls and floor. Heated
towel rail. Double glazed window to the rear.

Outside

Front garden mainly laid to lawn with shrubs and
lined with trees, ample off road parking on the
driveway.

Spacious rear garden mainly laid to lawn, established
trees and water feature. Patio seating area, path
leading to a further decked seating area.



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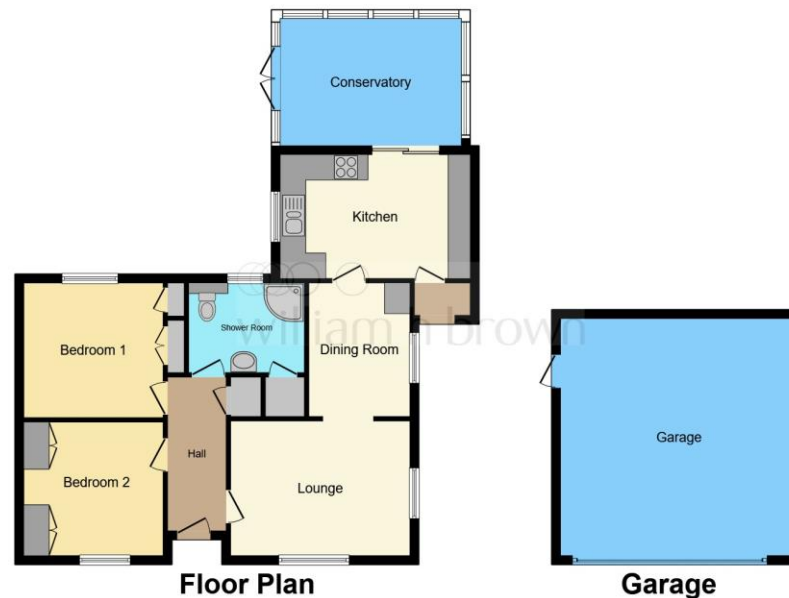
welcome to

Folgate Lane, Walpole St. Andrew, Wisbech

- Village Location
- Detached Bungalow
- Two Bedrooms
- Breakfast/ Kitchen
- Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£250,000



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



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