



**Lynn Road, Wisbech PE13 3EB**

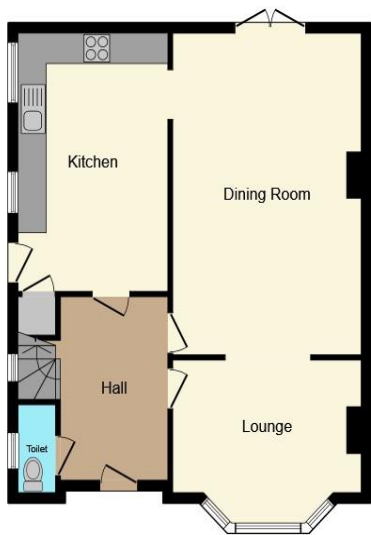


## Welcome to

### Lynn Road, Wisbech

ROOM FOR ALL THE FAMILY! Situated in a non-estate location, this established semi-detached house also comes with a fully self-contained, detached, 2 bedroom annexe, perfect for those looking for multi-generational living! The main house is immaculately presented and has four bedrooms and two reception rooms and also benefits from a refitted kitchen, a refitted family bathroom and an 18' log cabin. The single storey annexe comprises of two bedrooms with en-suite to master and also has its own garden and off-road parking. Viewing is the only way to appreciate all that is on offer!





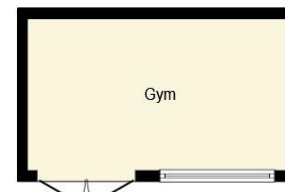
**Ground Floor**



**First Floor**



**Annex**



**Outbuilding**

**Entrance Hall**

**Cloakroom**

**Lounge**

11' 7" excluding bay x 12' 9" maximum ( 3.53m excluding bay x 3.89m maximum )

**Dining Room**

20' 9" x 12' 11" maximum ( 6.32m x 3.94m maximum )

**Kitchen**

16' 9" x 10' 3" ( 5.11m x 3.12m )

**First Floor Landing**

**Bedroom One**

11' 8" excluding bay x 12' 9" maximum ( 3.56m excluding bay x 3.89m maximum )

**Guest Room**

12' 8" x 11' 3" ( 3.86m x 3.43m )

**En-Suite**

6' 10" x 12' 1" ( 2.08m x 3.68m )

**Bedroom Three**

7' 5" x 10' ( 2.26m x 3.05m )

**Bedroom Four**

7' x 10' 1" maximum ( 2.13m x 3.07m maximum )

**Family Bathroom**

8' 8" x 7' maximum ( 2.64m x 2.13m maximum )

**Cabin**

9' 9" x 18' ( 2.97m x 5.49m )

**Annexe**

**Kitchen**

9' 5" maximum x 19' 8" ( 2.87m maximum x 5.99m )

**Inner Hallway**

**Lounge**

15' 5" x 9' 10" ( 4.70m x 3.00m )

**Boiler Room**

9' 3" x 5' 9" ( 2.82m x 1.75m )

**Bedroom One**

10' 5" x 19' 7" maximum ( 3.17m x 5.97m maximum )

**En-Suite**

**Bedroom Two**

9' x 9' 10" ( 2.74m x 3.00m )

**Bathroom**

10' 11" x 5' 9" ( 3.33m x 1.75m )

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](http://www.focalagent.com)

## Welcome to

### Lynn Road, Wisbech

- Established semi-detached house
- Four bedrooms
- Detached 2 bedroom annexe
- Immaculately presented
- Non-estate location

Tenure: Freehold EPC Rating: D

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125302](http://williamhbrown.co.uk/Property/WSB125302)



Property Ref:  
WSB125302 - 0002

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