









## Welcome to

# **Blackbear Lane, Wisbech**

SPACE, SPACE AND MORE SPACE! Situated on a corner plot with open field views to the front, this extended detached house provides plentiful accommodation for the growing family and viewing is highly recommended! With five double bedrooms (two of which have en-suite facilities) and two reception areas, the property also benefits from a refitted kitchen, a conservatory, a useful utility room, that ever-popular downstairs cloakroom and a double garage.















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

# Front Porch Dining Hall

9' 7" x 15' maximum ( 2.92m x 4.57m maximum )

#### Lounge

26' 4" x 11' 8" ( 8.03m x 3.56m )

## Conservatory

9' 10" x 15' 4" ( 3.00m x 4.67m )

#### Kitchen

12' 2" x 15' 1" maximum ( 3.71m x 4.60m maximum )

# Inner Hallway Utility Room

6' 4" x 5' 4" ( 1.93m x 1.63m )

#### **Downstairs Cloakroom**

2' 9" x 5' 4" ( 0.84m x 1.63m )

## First Floor Landing Master Bedroom

17' 11" maximum x 16' 9" maximum ( 5.46m maximum x 5.11m maximum )

#### **En-Suite**

7' 5" x 5' 10" ( 2.26m x 1.78m )

#### **Bedroom Two**

11' 4" plus door recess x 11' 7" into wardrobes ( 3.45m plus door recess x 3.53m into wardrobes )

#### **En-Suite**

5' 6" x 8' 3" ( 1.68m x 2.51m )

#### **Bedroom Three**

12' 3" into wardrobes x 8' 3" ( 3.73m into wardrobes x 2.51m )

#### **Bedroom Four**

9' 1" x 8' 2" ( 2.77m x 2.49m )

#### **Bedroom Five**

8' 9" x 8' 3" ( 2.67m x 2.51m )

## **Family Bathroom**

9' 7" x 9' 9" ( 2.92m x 2.97m )

## **Double Garage**

17' 7" x 17' 11" (5.36m x 5.46m)

## Welcome to

# **Blackbear Lane, Wisbech**

- Extended detached house
- Five double bedrooms, two with en-suite facilities
- Refitted kitchen
- Corner plot with open field views
- Double Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000

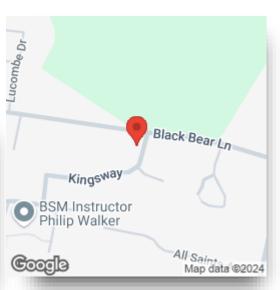
## Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the mini roundabout continue straight on. Go straight on at the traffic lights and take the next turning right into Old Lynn Road, then take the first turning left into Blackbear Lane where the property will be found on your right hand side.









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/WSB126235



Property Ref: WSB126235 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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