

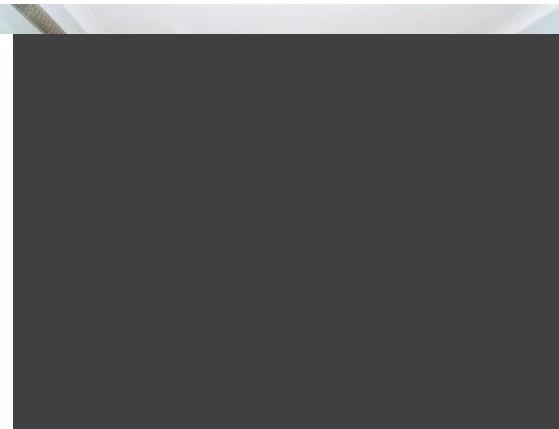


The Lodge, Wales Bank, Elm, Wisbech, PE14 0AY

Welcome to

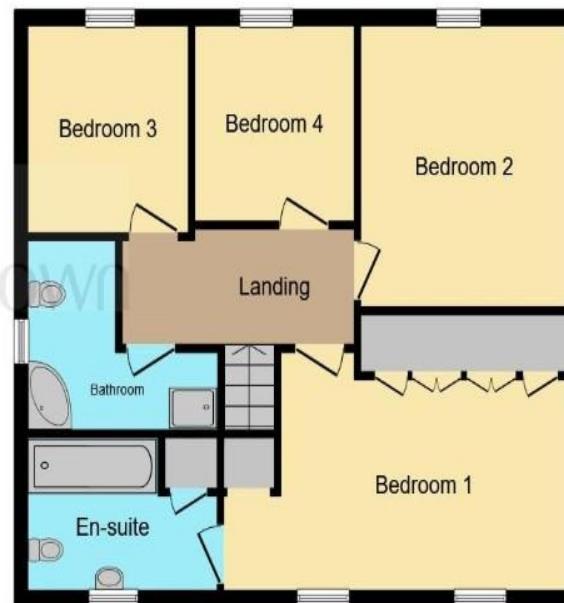
The Lodge, Wales Bank, Elm, Wisbech

Situated in a peaceful and sought-after location on Wales Bank, Elm, this spacious 4-bedroom detached home offers generous living space both inside and out-making it an ideal choice for families. Located just minutes from Wisbech town and within easy reach of the local village school, this property delivers a perfect balance of countryside living with everyday convenience. The ground floor is well-designed for family life, featuring a bright and welcoming lounge, a versatile second reception room, and a spacious kitchen/diner that opens into a conservatory-ideal for entertaining or relaxing with garden views. A downstairs WC adds further practicality. The property also has new double glazing throughout. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with en-suite, plus a modern family bathroom serving the remaining rooms plus plenty of storage throughout in each room. Outside, the property enjoys a private and peaceful setting, with a garden ready to enjoy and room for families to grow. With its generous layout and village location, this is a wonderful family home with space, comfort, and flexibility.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Lounge

11' 2" x 9' 8" (3.40m x 2.95m)

Dining Room

11' 2" x 9' 8" (3.40m x 2.95m)

Reception Room

9' 9" x 8' 4" (2.97m x 2.54m)

Kitchen

20' 11" x 9' 8" (6.38m x 2.95m)

Utility Room

5' 2" x 9' 8" (1.57m x 2.95m)

Conservatory

11' 11" x 19' 6" (3.63m x 5.94m)

Bedroom 1

14' 2" x 10' 3" (4.32m x 3.12m)

Bedroom 2

10' x 11' 11" (3.05m x 3.63m)

Bedroom 3

8' 5" x 8' 5" (2.57m x 2.57m)

Bedroom 4

9' 3" x 8' 4" (2.82m x 2.54m)

Garage

Welcome to

The Lodge Wales Bank, Elm Wisbech

- 4-bedroom detached home in a peaceful village setting
- Spacious lounge & second reception room
- kitchen/diner
- Master bedroom with en-suite
- Close to Wisbech & local village school
- Quiet location with countryside feel
- GARAGE & OFFROAD PARKING!
- SECLUDED AND PEACEFUL HOME

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£430,000



view this property online williamhbrown.co.uk/Property/WSB127138

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed out of town through five sets of traffic lights and at the roundabout proceed straight over. Take the second right hand turning signposted Elm & Friday Bridge. Continue through the bends and take the third right into Wales Bank. Proceed along and turn right into a bridle pass to the left hand side of Bluebell Cottage, where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127138 - 0008

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.

 william h brown



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