









#### Welcome to

# Middle Drove, St. Johns Fen End Wisbech

Set on a generous 0.25 acre plot (STS) in the peaceful countryside of St John's Fen End, Wisbech, this fantastic 2-bedroom detached bungalow offers spacious, versatile living in a truly idyllic rural location-with field views and farmland to the rear. The property features an entrance hall, a light-filled lounge/diner, a large additional reception room, and a well-appointed kitchen. There are two conservatories, one to each side of the home, offering extra living or garden space all year round. Both bedrooms are good-sized doubles, served by a central family bathroom. The layout is practical and flexible, ideal for downsizers, small families, or those wanting to enjoy the quiet life with room to grow. Outside, the home boasts a wraparound garden with lawn, mature plants, and plenty of open space, plus a large private driveway and double garages-ideal for storage, workshop use or hobbies. Surrounded by open farmland, the property enjoys uninterrupted views, offering a peaceful lifestyle within reach of local village amenities and a short drive into Wisbech.

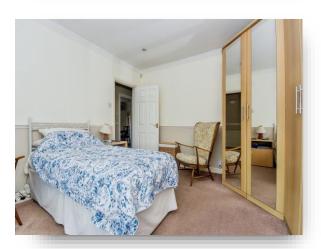














This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### Lounge/Diner

11' 11" max x 24' 5" max ( 3.63m max x 7.44m max )

# **Reception Room**

13' 10" x 14' 2" ( 4.22m x 4.32m )

#### Kitchen

11' 10" x 12' 3" ( 3.61m x 3.73m )

## **Conservatory 1**

14' x 11' (4.27m x 3.35m)

## **Conservatory 2**

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

## **Family Bathroom**

#### **Bedroom 1**

12' 1" x 12' ( 3.68m x 3.66m )

#### **Bedroom 2**

9' 5" x 12' (2.87m x 3.66m)

#### Welcome to

## Middle Drove, St. Johns Fen End Wisbech

- 2-bedroom detached bungalow on 0.25 acre plot (STS)
- Double garages & generous driveway parking
- Lounge/diner plus additional reception room
- Two conservatories for extra living space
- Well-maintained wraparound garden
- Rural, peaceful location
- Flexible layout perfect for downsizers or families

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £295,000





Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road

roundabout and take the second exit signposted Marshland St James. At the T-junction turn right and follow the road for

signposted Walsoken. Proceed out of town to the A47

approximately 1½ miles into Marshland St James. At the

crossroads proceed straight over into School Road and

continue on this road. Turn left into Middle Drove.



## view this property online williamhbrown.co.uk/Property/WSB127301



Property Ref: WSB127301 - 0003 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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