



Lerowe Road, Wisbech PE13 3QH

Welcome to

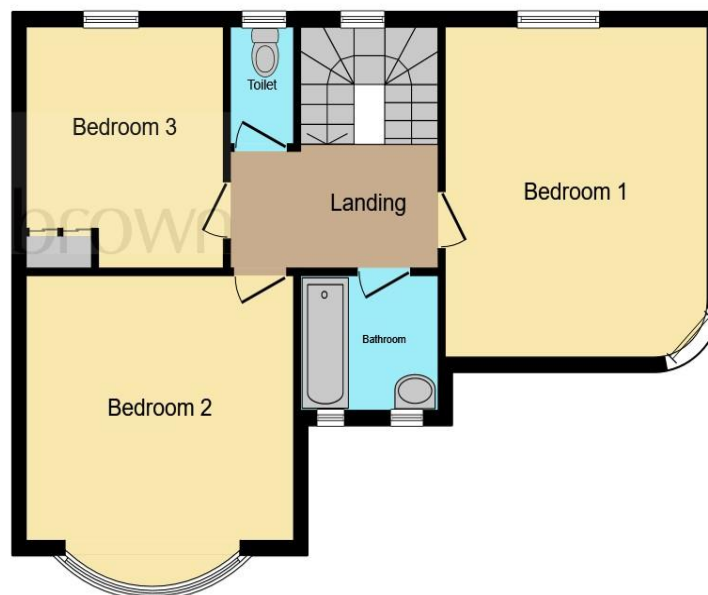
Lerowe Road, Wisbech

Situated on the ever-popular Lerowe Road in Wisbech, this beautifully presented 3-bedroom detached home offers generous living space, multiple outbuildings, and a fantastic location close to everything the town has to offer. This is a must-see property to fully appreciate its size, versatility, and charm. Internally, the home has been modernised and maintained to a high standard. The ground floor features a spacious lounge, a separate dining room, a well-equipped kitchen, and 2 bright conservatories overlooking the garden. Upstairs, you'll find three well-sized bedrooms and a modern family bathroom, providing the perfect setup for family living. Outside, the rear garden is packed with potential, featuring multiple workshops, making it ideal for hobbyists, storage, or home-based businesses. The front driveway is large and provides ample parking for several vehicles. Set in the historic market town of Wisbech, known as the Capital of the Fens, the area offers excellent schools, supermarkets, leisure centres, parks, shops, and transport links, along with beautiful Georgian architecture and riverside walks. Whether you're looking for space to grow or a move-in-ready family home in a great community, this property ticks every box.





Ground Floor



First Floor

Lounge

15' 1" x 12' 11" (4.60m x 3.94m)

Dining Room

13' x 11' 11" (3.96m x 3.63m)

Kitchen

13' x 9' 5" (3.96m x 2.87m)

Conservatory

Bedroom 1

12' 10" x 15' 2" (3.91m x 4.62m)

Bedroom 2

12' 7" x 11' 11" (3.84m x 3.63m)

Bedroom 3

9' 4" x 9' 7" (2.84m x 2.92m)

Family Bathroom

Workshop

Garage

Agents Note:

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch'

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

Welcome to

Lerowe Road, Wisbech

- 3-bedroom detached house in excellent condition
- Modern kitchen, lounge & separate dining room
- Conservatory overlooking rear garden
- Three well-proportioned bedrooms & family bathroom
- Large rear garden with multiple workshops
- Ample driveway parking to front
- Close to shops, schools & major transport links

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£385,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127300



Property Ref:
WSB127300 - 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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