



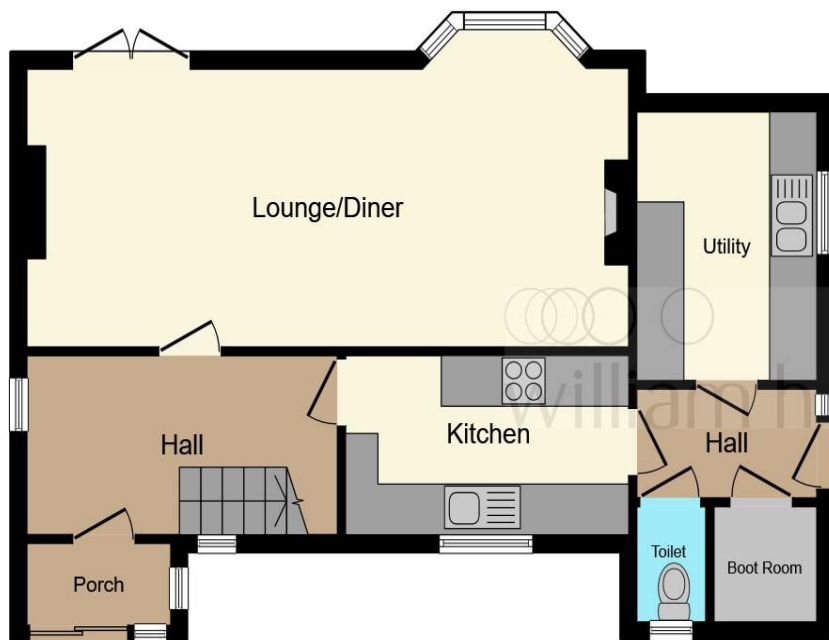
Goodens Lane, Newton-in-the-Isle, WISBECH PE13 5HQ

Welcome to

Goodens Lane, Newton-in-the-Isle, WISBECH

Tucked away in a popular setting, this established three-bedroom semi-detached house on Goodens Lane offers a fantastic combination of space, modern comfort, and versatility - all with the benefit of no onward chain. At the heart of the home is a generous 25' lounge/dining room with multi-fuel burner, perfect for family living and entertaining, complemented by a refitted kitchen and a useful utility room. The stylishly refitted bathroom adds to the appeal, while three well-proportioned bedrooms provide comfortable accommodation. The property enjoys excellent outdoor space, with a generous rear garden designed for both relaxation and recreation. A standout feature is the impressive 18' log cabin, ideal as a home office, studio, or leisure space, adding fantastic flexibility. Ample multi-vehicle off-road parking is available to the front, along with a single garage for additional storage or secure parking. With its thoughtful updates, versatile outbuilding, and spacious plot, this home represents a superb opportunity for families or those seeking a well-located home with extra lifestyle potential.





Ground Floor



First Floor

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

Entrance Hall

Lounge/Dining Room

10' 10" excluding bay x 25' 1" maximum (3.30m excluding bay x 7.65m maximum)

Kitchen

6' 11" x 11' 8" (2.11m x 3.56m)

Side Hallway

Separate Wc

Utility Room

10' 6" x 7' 6" (3.20m x 2.29m)

First Floor Landing

Bedroom One

10' 10" x 13' 6" into wardrobes (3.30m x 4.11m into wardrobes)

Bedroom Two

10' 10" x 9' 2" excluding wardrobes (3.30m x 2.79m excluding wardrobes)

Bedroom Three

7' x 10' 2" maximum (2.13m x 3.10m maximum)

Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Garage

14' 8" x 10' 1" (4.47m x 3.07m)

Log Cabin

12' 7" x 18' 2" (3.84m x 5.54m)

Agents Note:

'Heating to the property is served by LPG. Please contact the branch for more details'

Welcome to

Goodens Lane, Newton-in-the-Isle, WISBECH

- Established semi-detached house
- Three bedrooms
- Refitted kitchen and bathroom
- Generous rear garden
- No onward chain

Tenure: Freehold EPC Rating: E
Council Tax Band: A

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 towards Long Sutton. Continue out of town and at the second set of traffic lights bear right and continue along. Turn left signposted Newton and proceed along into the village turning right into Goodens Lane where the property will be found on your left hand side.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB123665



Property Ref:
WSB123665 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk