



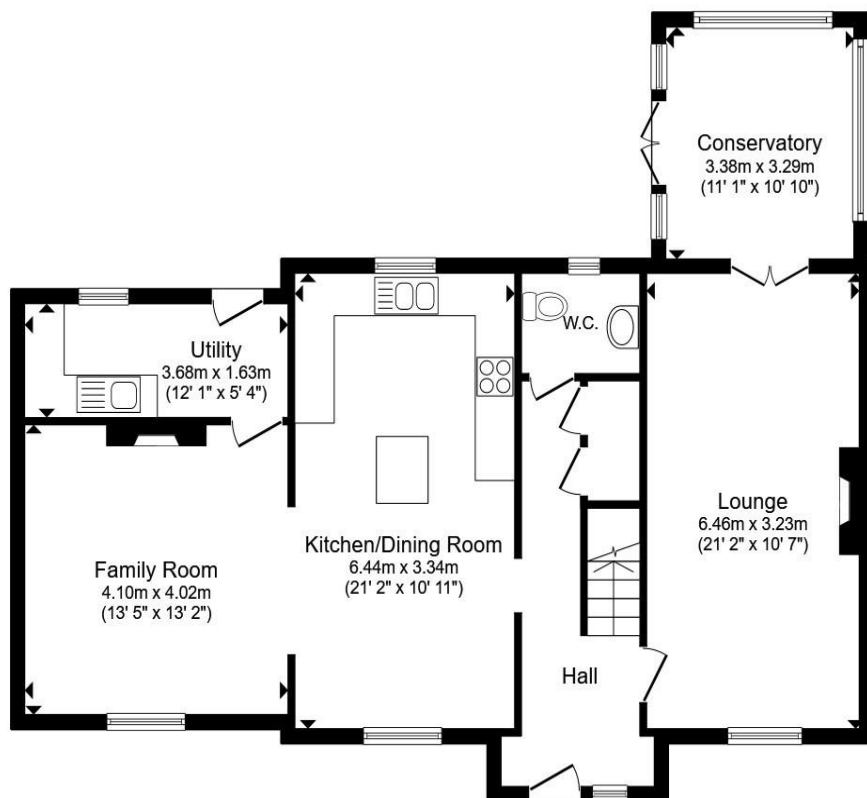
The Lovells, Emneth Wisbech PE14 8DW

Welcome to

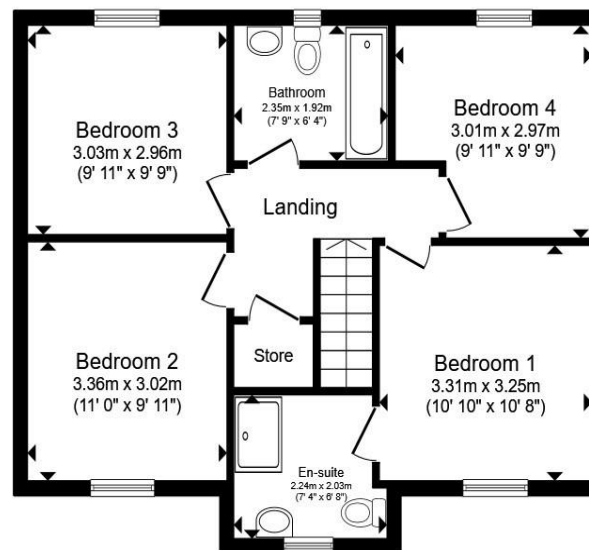
The Lovells, Emneth Wisbech

Located in a highly desirable residential area in Emneth, this immaculate and extended four-bedroom detached home offers exceptional space, quality, and modern family living throughout. The ground floor begins with a welcoming entrance hall, leading to a comfortable lounge with direct access into the conservatory overlooking the garden. The real highlight of this home is the stunning open plan kitchen/diner/family area, complete with an island, integrated appliances, and a beautiful feature fireplace housing a log burner - the perfect space for everyday living and entertaining. A separate utility room and ground floor WC complete the downstairs accommodation. Upstairs, the property continues to impress with a generous landing area, family bathroom, and four double bedrooms. The master bedroom benefits from a recently fitted ensuite wet room, offering a stylish and practical finish. Externally, the home boasts a large workshop, great office space, detached double garage and a large driveway providing off-road parking for multiple vehicles. The gated rear garden has been beautifully landscaped, featuring a newly laid patio area including a sheltered sitting area, along with a well-kept freshly laid lawn. Positioned within easy walking distance of Emneth's wide range of amenities - including shops, post office, cafés, takeaway, pubs, primary school and nursery - the location is ideal for families. Wisbech is only a short drive away, with Downham Market and March.





Ground Floor



First Floor

Total floor area 147.9 m² (1,592 sq.ft.) approx

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.propertybox.io



Entrance Hall

Ds Wc

Lounge

10' 7" x 21' 2" (3.23m x 6.45m)

Reception Room

13' 5" x 13' 2" (4.09m x 4.01m)

Kitchen/Diner

10' 11" x 21' 2" (3.33m x 6.45m)

Utility

5' 4" x 12' 1" (1.63m x 3.68m)

Conservatory

11' 1" x 10' 10" (3.38m x 3.30m)

Bedroom 1

10' 8" x 10' 10" (3.25m x 3.30m)

Ensuite Wet Room

Bedroom 2

9' 11" x 11' (3.02m x 3.35m)

Bedroom 3

9' 11" x 9' 9" (3.02m x 2.97m)

Bedroom 4

9' 9" x 9' 11" (2.97m x 3.02m)

Family Bathroom

Double Garage

Welcome to

The Lovells, Emneth Wisbech

- Immaculate extended four-bedroom detached house
- Stunning open plan kitchen/diner/family area with island
- Conservatory + spacious lounge
- Utility room & ground floor WC
- Master bedroom with recently fitted ensuite wet room
- Detached double garage + driveway for multiple vehicles
- Sought-after residential location
- Workshop and office space

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128006



Property Ref:
WSB128006 - 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