

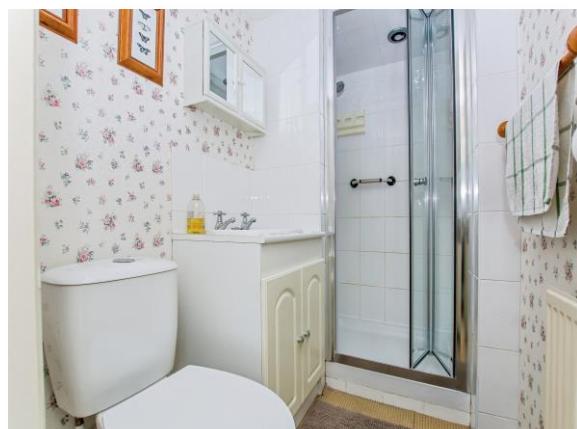


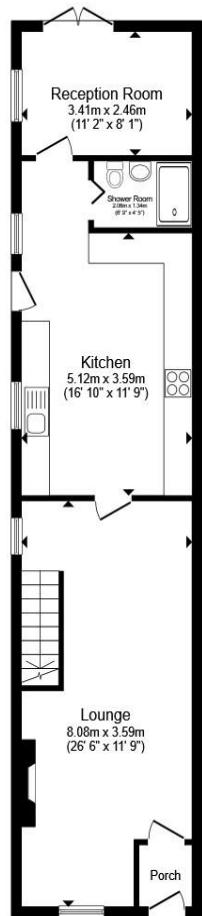
Meadowgate Lane, Elm WISBECH PE14 0DS

Welcome to

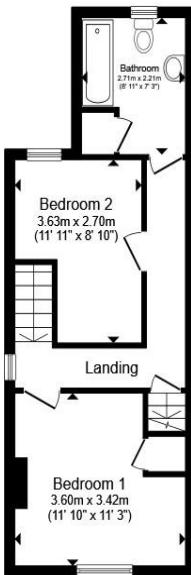
Meadowgate Lane, Elm WISBECH

Situated on Meadowgate Lane in Elm overlooking fields, this deceptively spacious 2/3 bedroom semi-detached home offers flexible living and an excellent amount of room both inside and out - ideal for buyers wanting versatility, extra space and a convenient village location. The ground floor features a generous lounge/diner, providing an open and inviting space for family living and entertaining, with the staircase neatly positioned to lead up to the first floor. The kitchen/breakfast room offers plenty of workspace and storage, making it the heart of the home. To the back of the property is a bright sunroom, which can comfortably serve as an additional bedroom, guest room, home office, or second reception area. It sits conveniently next to the downstairs shower room, providing superb flexibility for multi-generational living or visiting guests. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom. A further bonus is the loft room, perfect as a playroom, hobby room, or study (not officially classed as a bedroom but offering valuable extra space). Outside, the property enjoys a fair-sized rear garden, ideal for families, pets, or those who enjoy outdoor living, while the front of the property offers driveway parking. A versatile and generously sized home in a popular area of Elm, offering excellent value and multiple layout possibilities.

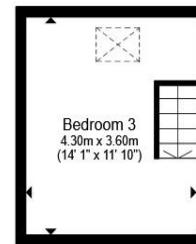




Ground Floor



First Floor



Loft Room

Lounge

26' 6" max x 11' 9" max (8.08m max x 3.58m max)

Reception Room

8' 1" x 11' 2" (2.46m x 3.40m)

Kitchen

11' 9" x 16' 10" (3.58m x 5.13m)

Ds Shower Room

Bedroom 1

11' 10" max x 11' 3" max (3.61m max x 3.43m max)

Bedroom 2

8' 10" x 11' 11" (2.69m x 3.63m)

Family Bathroom

Loft Room

Total floor area 113.9 m² (1,226 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

Welcome to

Meadowgate Lane, Elm WISBECH

- Spacious 2/3 bedroom semi-detached home
- Large lounge/diner
- Kitchen/breakfast room
- Sunroom usable as guest bedroom or reception room
- Downstairs shower room
- Additional loft room (ideal study/playroom)
- Parking to the front
- Versatile layout with great potential

Tenure: Freehold EPC Rating: D

Council Tax Band: B

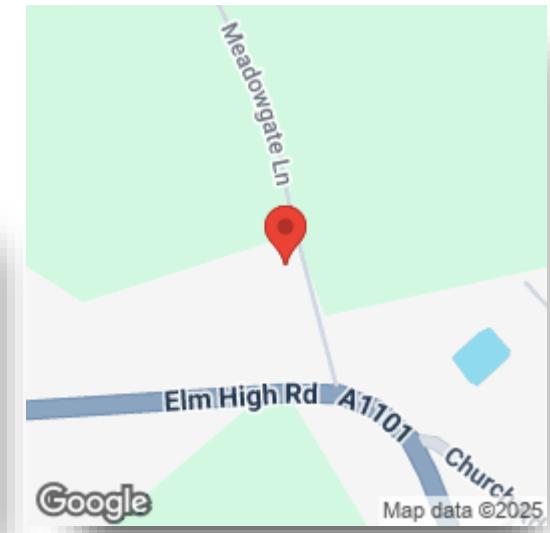
£190,000



view this property online williamhbrown.co.uk/Property/WSB127923

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed to the A47 roundabout and continue straight on. Follow the road round to the left and continue along turning left into Meadowgate Lane



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127923 - 0005

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.



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk