



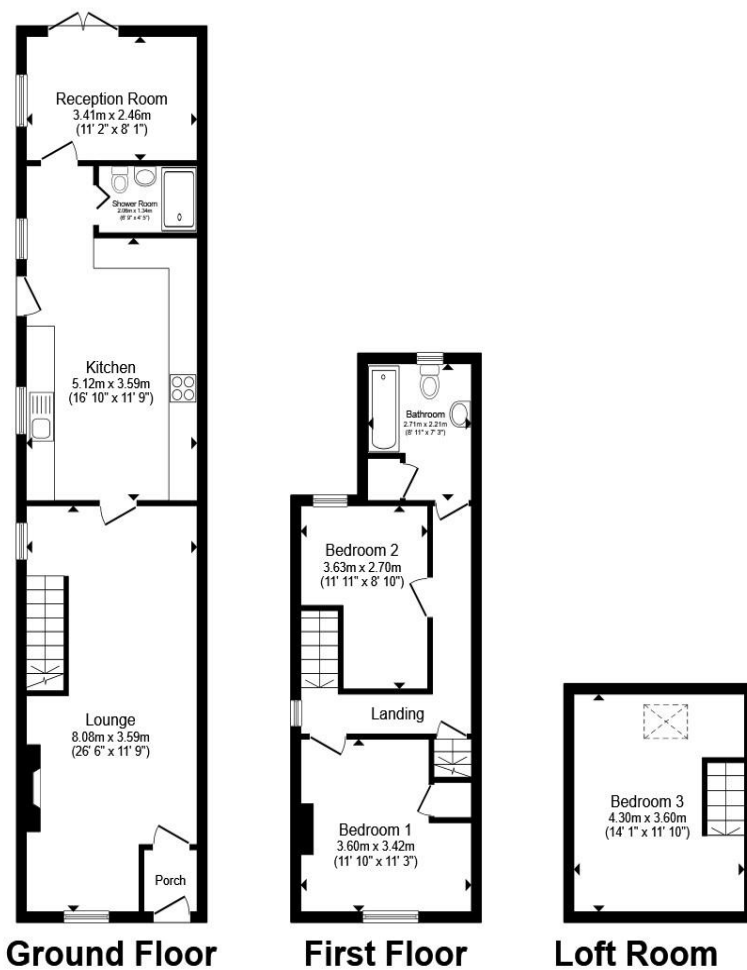
Meadowgate Lane, Elm WISBECH PE14 0DS

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.





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



Please note the marker reflects the postcode not the actual property

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



Property Ref:
WSB127923 - 0005

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