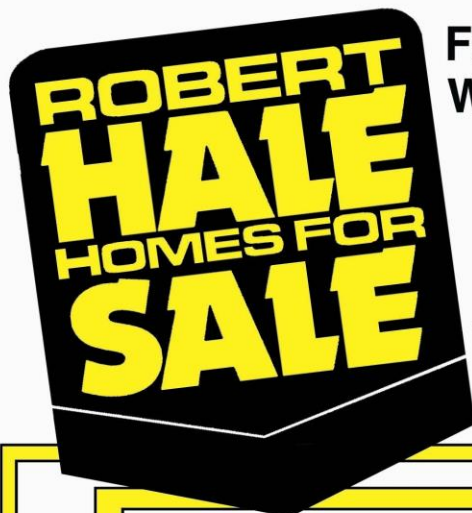




Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU

WISBECH

01945 465222

E-mail:

wisbech@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**15 GOSMOOR LANE
ELM, PE14 0AH**

THE PROPERTY:

VERY DECEPTIVE, HUGELY EXTENDED 5 BEDROOMED SEMI-DETACHED HOUSE SITUATED ON A LARGE PLOT IN THE CENTRE OF THIS HIGHLY POPULAR VILLAGE CLOSE TO THE SCHOOL, PUB AND SHOP * TWO RECEPTION ROOMS PLUS 21FT FITTED KITCHEN/DINER * TWO BATH/SHOWER ROOMS (1 EN-SUITE) * LONG GARDEN TO REAR * NUMEROUS OUTBUILDINGS/OUT HOUSES INCLUDING A SUPERB GAMES ROOM/SUMMER HOUSE CHALET * MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * SO MUCH TO SEE SO VIEW STRAIGHT AWAY!

THE PRICE:

£319,000 FREEHOLD

EPC BAND D

REF.9080

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF:9080 15 GOSMOOR LANE, ELM.

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL/CLOAK ROOM/RECEPTION ROOM/STOREROOM:

11'8" (max) x 7' 5" (max) Useful entrance roller door

DINING ROOM: 11'9" x 11' 2" (max) With fitted shelving and floor cupboards, built in 'flame effect' fire

INNER LOBBY: With stairway off to first floor.

LOUNGE: 16' 6" (max) x 11' (max) With double glazed French doors to rear garden, fitted display shelving and floor cupboards.

KITCHEN/DINER: 21' (max) x 12' (max) With feature square archway, LVT flooring, range of wall cupboards, built in gas hob, built in electric oven, range of wall cupboards, cupboard housing Worcester gas fired wall mounted combi-boiler, preparation surfaces with drawers & cupboards under, part tiled walls, log burning stove in dining area.

UTILITY: 6' 9" (max) x 5' 3" (max) With LVT floor, range of wall cupboards, part tiled walls, space/plumbing for washing machine.

GROUND FLOOR SHOWER ROOM/WC:

With low level W.C., pedestal wash basin, tiled walls, extractor fan, tiled & screened shower cubicle with thermostatic shower.

FIRST FLOOR:

LANDING: With door to stairway to: -

LOFT BEDROOM 5/GUEST ROOM:

10' 7" (max) x 10' 5" (max).

BEDROOM NO 1: 11' 11" (max) x 11' 1" (max) With fitted dressing unit.

EN SUITE BATHROOM/W.C.: With shower/bath with mixer tap & thermostatic shower overhead, low level W.C., pedestal wash basin with mixer tap, tiled walls, extractor fan.

BEDROOM NO 2: 11' 7" (max) x 10' 9" (max). With laminate floor.

BEDROOM NO 3: 11' 7" (max) x 10' 10" (max). With laminate floor.

BEDROOM NO 4: 11' 3" (max) x 8' 1" (max).

OUTSIDE:

STORE/UTILITY With power & lighting :

GYM 16' (max) x 9' 6" (max) with power & lighting

OUTSIDE LIGHTS : HOT & COLD TAPS :

OFFICE 12' (max) x 12' (max) With power & lighting

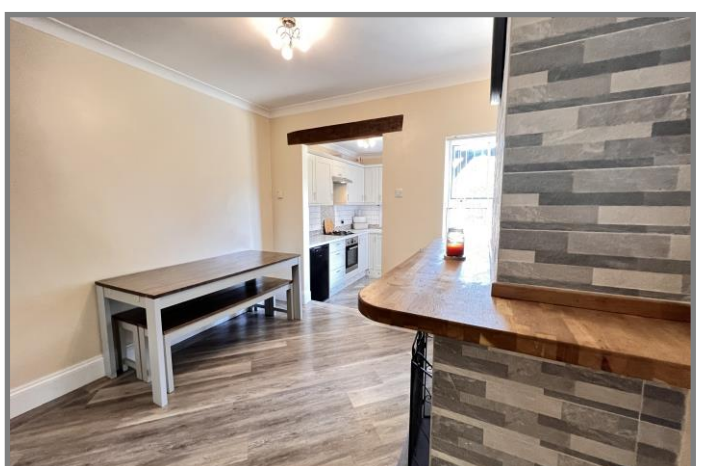
SUMMER HOUSE/GAMES ROOMS/BAR/GARDEN ROOM:

17' 7" (max) x 15' 4" (max) With laminate floor, power & lighting, cocktail bar, covered patio.

GARDENS:

To front down to shingle multi-vehicle off road parking area, pathway to side. Long garden to rear with part covered paved patio area, shingle patio, block paved patio, raised beds/borders, extensive lawned area, enclosed play area, trees & conifers.

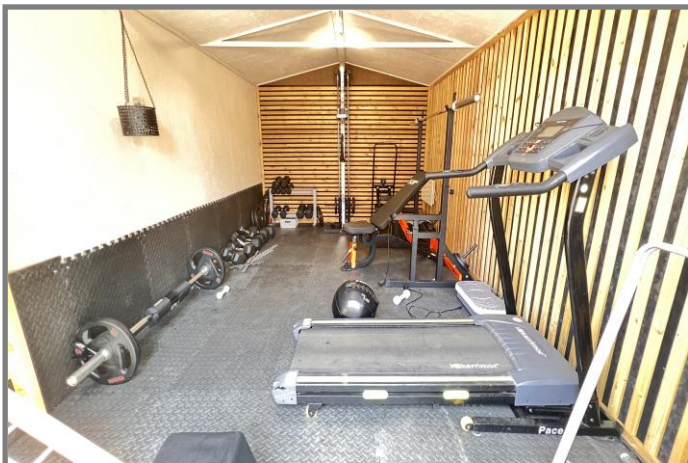
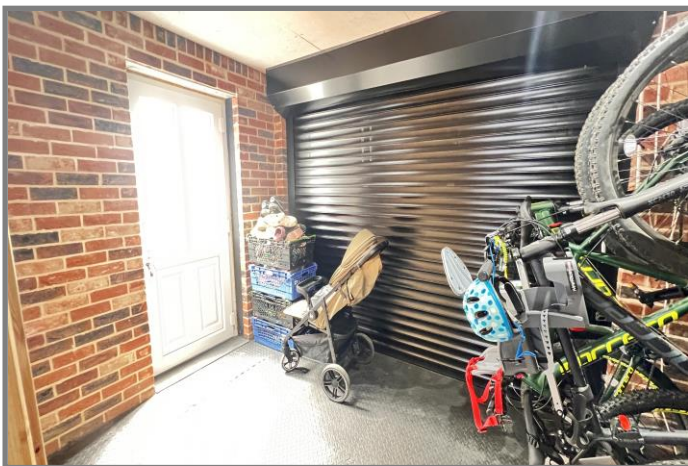
REF:9080 15 GOSMOOR LANE, ELM.



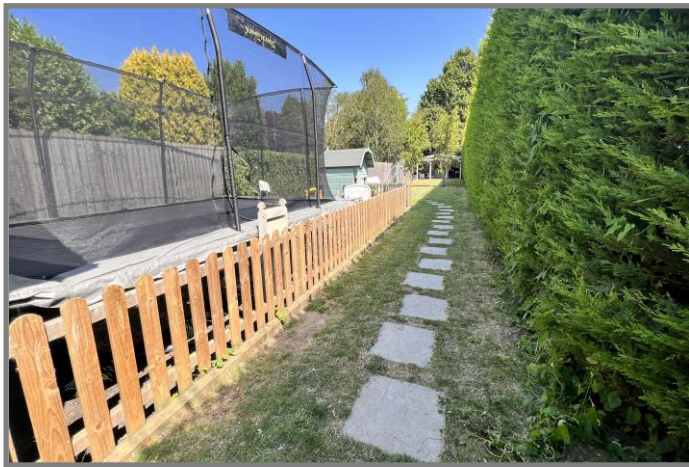
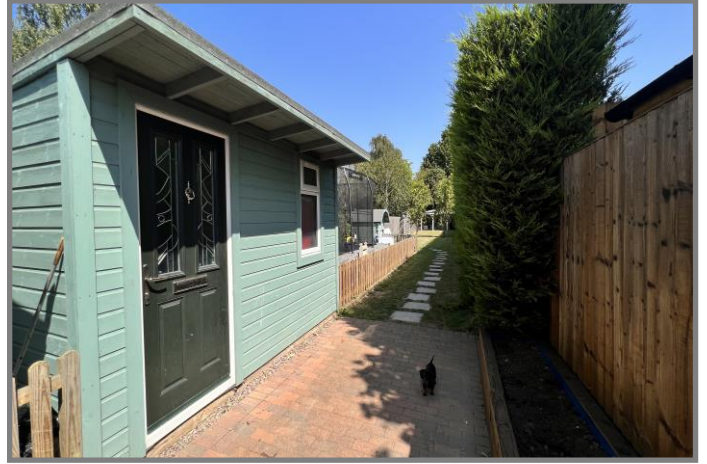
REF:9080 15 GOSMOOR LANE, ELM.



REF:9080 15 GOSMOOR LANE, ELM.



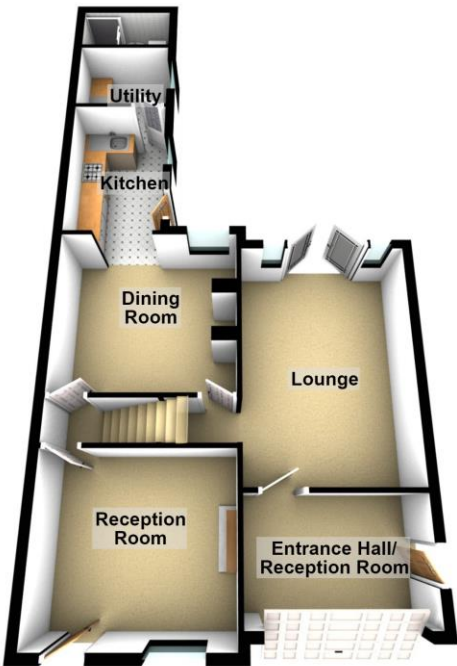
REF:9080 15 GOSMOOR LANE, ELM.



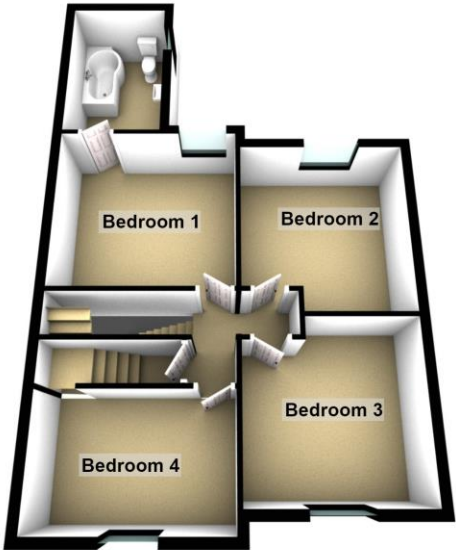
REF:9080 15 GOSMOOR LANE, ELM.



Ground Floor



First Floor



Second Floor

