

**ROBERT
HALE
HOMES FOR
SALE**

6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX
MARCH

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7 DAYS

WISBECH 465222

MARCH 652785
NAEA NETWORK

OVER 1000 OFFICES



**LINDISFARNE
HIGH ROAD, GUYHIRN
PE13 4ED**

THE PROPERTY

THREE BEDROOMED DETACHED BUNGALOW, NOT OVERLOOKED TO FRONT OR REAR, SITUATED IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN PUB AND RESTAURANT * EASY ACCESS TO PETERBOROUGH, MARCH AND WISBECH * MULTI-VEHICLE PARKING PLUS GARAGE * LOW MAINTENANCE, ENCLOSED COURTYARD GARDEN TO REAR * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * PRICED TO SELL, SO VIEW QUICKLY!! * NO UPWARD CHAIN.

PRICE	£185,000	FREEHOLD	EPC BAND D
COUNCIL TAX	BAND B	FENLAND DISTRICT COUNCIL	REF. NO. M4931

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.



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LINDISFARNE, HIGH ROAD, GUYHIRN

THE ACCOMMODATION (Dimensions given are approximate only).

ENTRANCE HALL with access to loft, built in airing cupboard housing hot water cylinder and immersion heater, central heating programmer, built in store cupboard.

LOUNGE 16' 11" (max) x 11' 11" (max) with ceiling height feature brick fireplace and t.v. standing.

KITCHEN 11' 2" (max) x 9' 11" (max) with preparation surfaces with drawers and cupboards under, space/plumbing for washing machine, inset stainless steel sink unit with cupboards under, tiled floor, part tiled walls.

BATHROOM/W.C. with low level w.c, pedestal washbasin, panelled bath, part tiled walls.

BEDROOM NO. 1 10' 10" (max) x 9' 11" (max).

BEDROOM NO. 2 10' 7" (max) x 10' 4" (max).

BEDROOM NO. 3 9' 7" (max) x 7' 11" (max).

OUTSIDE **EXTERNAL OIL FIRED BOILER** **OIL STORAGE TANK**
COLD WATER TAP **SECURITY LIGHTS**
LEAN-TO GREENHOUSE **PLASTIC STORAGE SHED**

GARAGE 16' 11" (max) x 9' 4" (max) with up and over door, power and lighting.

GARDENS to front, down to gravel and concrete driveway/multi-vehicle off road parking area with various shrubs, concrete pathway leads along to the side of the property, to a timber gate which leads on to the enclosed rear courtyard garden, which is down to a paved patio area and concrete pathway.

N.B. Timber gate at the rear of the garden leads to a parcel of garden land which is not within the title deeds of the property.



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