





Langhorns Lane, Outwell WISBECH PE14 8SG

william h brown

Welcome to

Langhorns Lane, Outwell WISBECH

Situated in a semi-rural location, this established semi-detached house offers well-proportioned accommodation together with a generous plot extending to approximately 0.4 acres (S.T.S.), enjoying open field views. The accommodation comprises two double bedrooms and an impressive 28' lounge/dining room, providing ample space for both relaxation and entertaining. The refitted kitchen offers an updated and practical workspace, whilst the refitted bathroom adds further appeal. A useful utility room provides additional convenience and valuable household space. Externally, the property benefits from a detached single garage and an extensive plot, offering considerable outdoor space to enjoy the surrounding semi-rural setting and open countryside views. Combining comfortable accommodation and a generous plot in a semi-rural position, this property presents an appealing opportunity for buyers seeking a home with a little more space and a countryside outlook. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



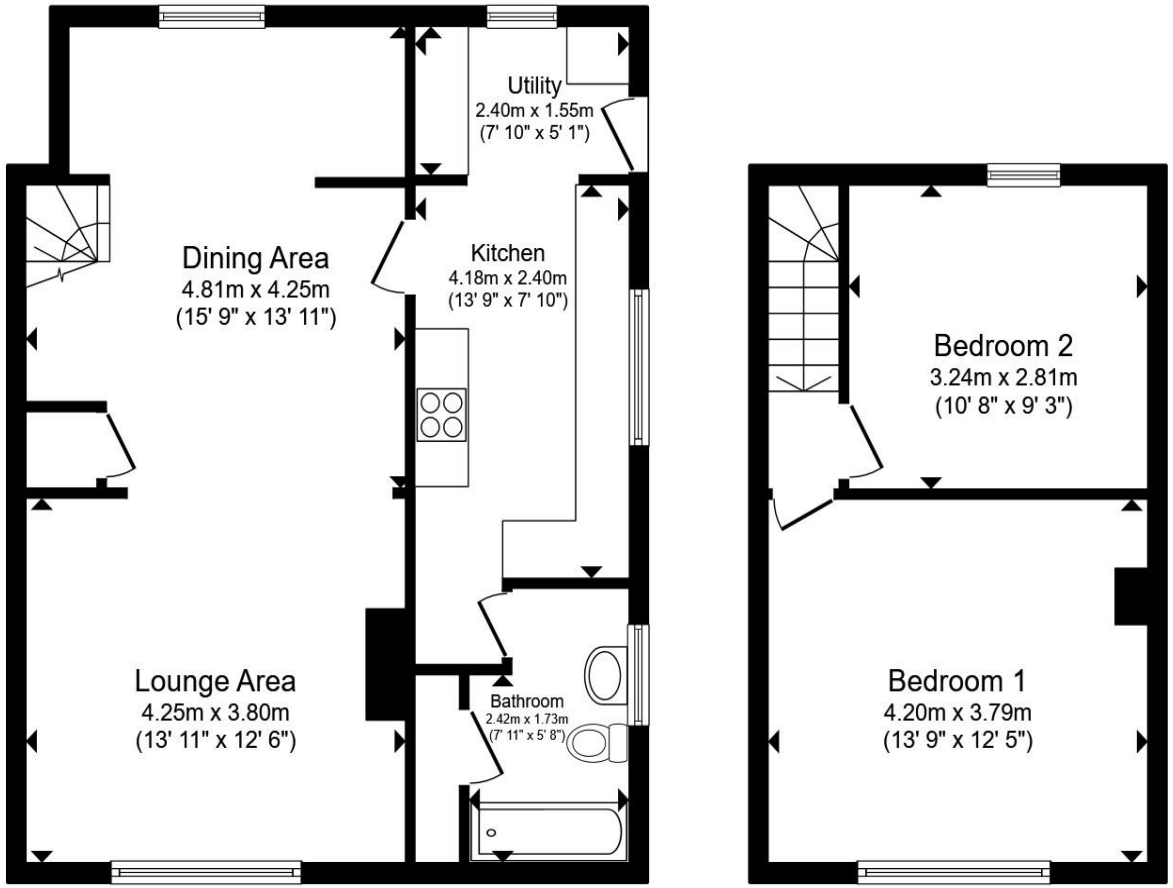












Total floor area 88.0 m² (947 sq.ft.) approx

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

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Utility Room

Kitchen

Ground Floor Bathroom

Lounge/Dining Room

First Floor Landing

Bedroom One

Bedroom Two

Garage
20' 5" x 10' 1" (6.22m x 3.07m)

Agents Note:
'Heating to the property is served by Oil. Please contact the branch for more details'

Welcome to

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- Established semi-detached house
- Two double bedrooms
- 28' Lounge/dining room
- 0.4 acre plot (S.T.S.)
- Semi-rural location with field views

Tenure: Freehold EPC Rating: E
Council Tax Band: B

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town taking note of B & Q on your left hand side. At the roundabout proceed straight on and head towards the village of Outwell. Upon entering the village, at the mini roundabout, proceed straight on and continue along onto Downham Road. Just after the Crown Lodge Hotel, turn left into Langhorns Lane where the property is on the left hand side.

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129176

The Property Ombudsman

Property Ref:
WSB129176 - 0002

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.

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