



## Main Road, Three Holes, Wisbech, Cambs, PE14 9JS

Village Location - Semi-Detached House With Land (1.3 acres STMS) - 3 Bedrooms - Kitchen & Utility Area - Lounge & Dining Areas - Bathroom & Ground Floor WC - Conservatory - Gated Driveway & Ample Parking For Several Vehicles - No Upward Chain - EPC Rating: D - Viewing Essential - Call To View (01354) 696700

**£349,995**



## Ground Floor

### Entrance Hall

Vinyl flooring, stairs to first floor, radiator and door to:

### Lounge Area

4.40m (14'5") x 3.32m (10'11")  
Double glazed window to front, fireplace with wood burner, radiator, open plan to:

### Dining Area

3.31m (10'10") x 3.05m (10')  
Double glazed window to front and radiator.

### Kitchen

3.32m (10'11") x 2.08m (6'10")  
Recently fitted with a matching range of base and eye level units with worktop space over, composite sink, integrated dishwasher and fridge/freezer, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, double glazed window to rear, tiled flooring, open plan to:

### Utility Area

Washing machine with worktop space over, tiled flooring, double glazed door to conservatory and door to:

### WC

Double glazed window to side, fitted with two piece suite comprising, wash hand basin with storage under and WC with hidden cistern, fully tiled walls, heated towel rail and tiled flooring.

### Conservatory

3.66m (12') x 2.25m (7'4")  
UPVC construction with uPVC double glazed windows to rear and sides, tiled flooring and door to patio area and garden.

### First Floor

#### Landing

Double glazed window to rear, stairs to ground floor and doors to:

#### Bedroom 1

4.13m (13'10") x 3.33m (11') max  
Double glazed window to front, built-in airing cupboard with slatted shelving and radiator, with field views.

#### Bedroom 2

3.99m (13'1") x 3.33m (10'9") max  
Double glazed window to front, built-in wardrobe and radiator, with field views.

### Bedroom 3

2.85m (9'4") x 2.26m (7'5")  
Double glazed window to rear and radiator.

### Bathroom

Recently fitted with three piece suite comprising, panelled bath with hand shower attachment, wash hand basin in vanity unit with storage under and WC with hidden cistern, fully tiled walls, heated towel rail and double glazed window to rear.

### Outside

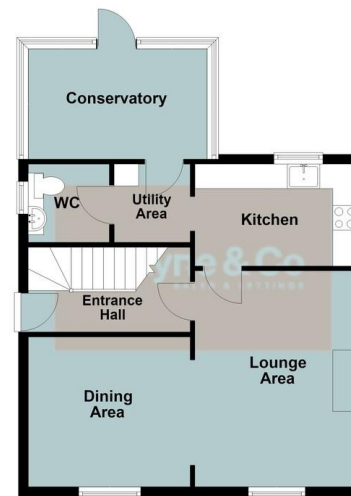
The property has a gated entrance leading onto the extensive driveway with parking for several vehicles. A front garden is laid to lawn while a newly laid patio area is to the rear. Beyond is further land laid to lawn/paddock (1.3 acre STMS), stable block and a tree lined boundary towards the bottom.

### SECTION 21

In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform prospective purchasers that the Vendor consults for T Payne & Co.

### Ground Floor

Approx. 52.8 sq. metres (568.0 sq. feet)



### First Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



Total area: approx. 97.9 sq. metres (1053.4 sq. feet)



Call to arrange a viewing **01354 696700**

**T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.