

**ROBERT
HALE
HOMES FOR
SALE**

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



**66 LADYS DROVE
EMNETH, PE14 8DF**

THE PROPERTY:

VERY DECEPTIVE SPACIOUS MODERN WELL PRESENTED
THREE DOUBLE BEDROOM SEMI DETACHED HOUSE
SITUATED ON A LARGE PLOT OVERLOOKING OPEN FIELDS
TO BOTH FRONT AND REAR IN THIS HIGHLY POPULAR
VILLAGE WITH ITS OWN SCHOOL PUB POST OFFICE *24'
FITTED KITCHEN *USEFUL UTILITY *THREE BATH/SHOWER
ROOMS ALL EN-SUITE *AIR SOURCE HEAT PUMP *DOUBLE
GLAZED *GARAGE PLUS MULTI VEHICLE OFF ROAD
PARKING *LARGE ENCLOSED GARDEN TO REAR *VIEW NOW!

THE PRICE:

£299,000

FREEHOLD EPC BAND B REF.8599

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. 8599 66 LADYS DROVE, EMNETH

COUNCIL TAX: BAND C KINGS LYNN & W. N. COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road for about 1 ¼ miles then fork left signed Emneth into Church Road. Follow the road for about 0.9 mile then fork left into Ladys Drove. The property is on the right hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY: With light.

ENTRANCE HALL: With stairway off, C/H thermostat.

LOUNGE: 18'3" (max) x 12'1" (max) C/H Thermostat.

KITCHEN/DINER: 24' (max) x 11' (max) With preparation surfaces with drawers and cupboards under, built-in dishwasher, built-in electric double oven, built-in electric hob, electric hob hood, range of wall cupboards, part tiled walls, inset 1 ½ bowl single drainer sink unit with mixer tap and cupboards under.

GROUND FLOOR CLOAKROOM/W.C.:

With inset hand wash basin with mixer tap and cupboard under, low level w.c., tiled floor, extractor fan.

UTILITY: 10'6" (max) x 7'6" (max) 'L' shaped with inset stainless steel single drainer sink unit with mixer tap and cupboard under, space/plumbing for automatic washing machine and space for tumble drier, built-in double airing cupboard housing pressurised hot water cylinder, fitted store cupboards.

FIRST FLOOR:

LANDING: With access to loft, built-in linen cupboard.

BEDROOM NO 1: 15'7" (max) x 15'3" (max) 'L' shaped, C/H thermostat.

EN SUITE BATHROOM/ W.C.: With tiled floor, heated towel rail, inset hand wash basin with mixer tap and cupboard under, integrated low level w.c., shower/bath with mixer tap and thermostatic shower overhead, tiled walls, extractor fan.

BEDROOM NO 2: 12'10" (max) x 12' (max)

EN-SUITE SHOWER ROOM/W.C.:

With tiled floor, heated towel rail, low level w.c., pedestal wash basin with mixer tap, tiled and screened shower cubicle with thermostatic shower, tiled walls, extractor fan.

BEDROOM NO 3: 11' (max) x 23' (max) 'L' shaped.

EN-SUITE SHOWER ROOM/W.C.:

With low level w.c., heated towel rail, tiled floor, tiled walls, pedestal wash basin with mixer tap, tiled and screened shower cubicle with thermostatic shower, extractor fan.

OUTSIDE: AIR SOURCE HEAT PUMP: GREEN HOUSE OUTSIDE LIGHTS:

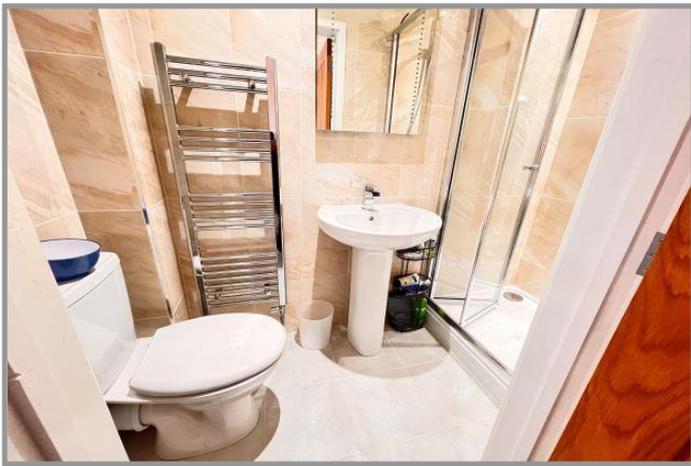
BRICK GARAGE: 20' (max) x 9'6" (max) With up and over door, power and lighting, joist storage, personal door.

GARDENS: To front overlooking open fields, with a block paved multi vehicle off road parking space. Generous gardens to rear overlooking open fields, laid to lawn with numerous shrubs and an extensive block paved patio.
N.B. The heating is Air Source Heat Pump.

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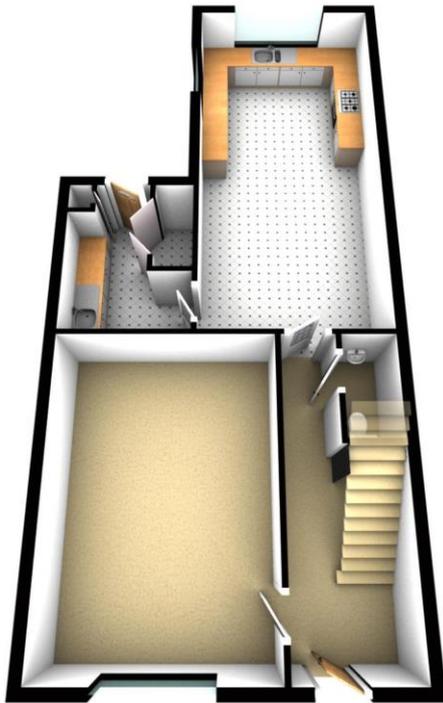
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Ground Floor



First Floor

