



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 – EPC Rating: D - Viewing Essential - Call To View (01354) 696700

£375,000



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:

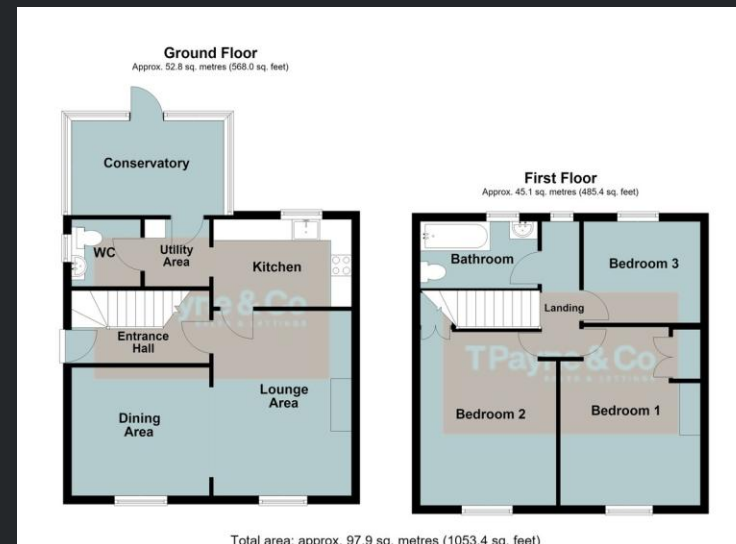
Bedroom 1
 4.13m (13'10") x 3.33m (11') max
 Double glazed window to front,
 built-in airing cupboard with slatted
 shelving and radiator, with field
 views.

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 which is laid to stone
 chippings 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
 acres (STMS), stable block and a
 tree lined boundary towards the
 bottom.



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.

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.



Call to arrange a viewing 01354 696700

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