



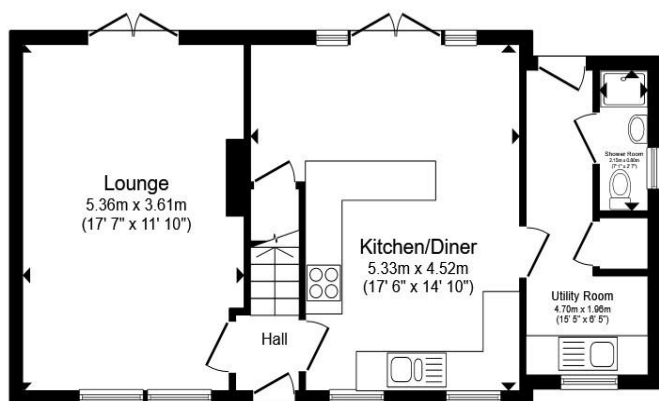
Quaker Lane, WISBECH, PE13 2JQ

Welcome to

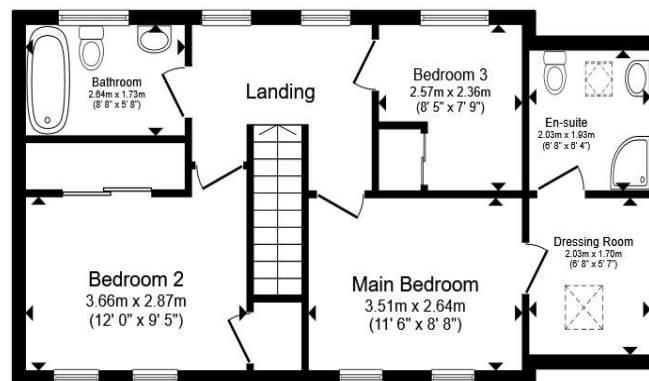
Quaker Lane, WISBECH

Behind private wooden gates and a block-paved driveway, this three-bedroom detached home is perfectly positioned for those who love the outdoors, just a short stroll from scenic field walks and local amenities. On the ground floor to the left, a spacious, light-filled lounge offers a cozy retreat, while to the right, the impressive kitchen-diner serves as the social hub. Featuring integrated appliances, a sleek breakfast bar, and patio doors to the rear, it's a space built for entertaining. A generous utility room and a modern downstairs shower room ensure the practicalities of family life are handled with ease. Upstairs, the master suite boasts a dedicated walk-in wardrobe and a stunning en-suite. Two further bedrooms-one double and one single-feature custom fitted wardrobes, sharing a polished family bathroom. The wrap-around garden offers the perfect balance of a paved patio for summer dining and a lawn area for play. A highlight is the versatile timber cabin; fully equipped to be your next home office or a professional salon space for home-based businesses. The property benefits from approved planning permission under reference F/YR24/0953/F for a single storey extension. 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.

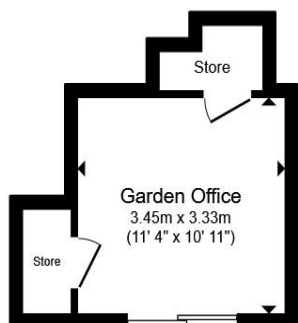




Ground Floor



First Floor



Outside

Total floor area 119.7 m² (1,289 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



Entrance Hall

Lounge

Kitchen / Diner

Utility

Downstairs Shower Room

First Floor Landing

Bedroom One

Dressing Room

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Outside Garden Office

Agents Note:

Heating to the property is served by Gas Central Heating and Downstairs underfloor heating. Please contact the branch for more details'

Welcome to

Quaker Lane, WISBECH

- Modern Detached Home
- Gated Drive with Ample Parking
- Family Bathroom, Ensuite Shower Room & Downstairs Shower
- Luxury Master with a Walk in Wardrobe
- Easy To Maintain Wrap Around Garden
- Timber Cabin for Home Office or Beauty Space
- EV charger
- No Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125708



Property Ref:
WSB125708 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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