

Guide Price

**£400,000 - £410,000**

The Cottage , Bevis Lane, Wisbech St Mary, PE13 4TY



**To arrange a viewing call us now on 01354 701000**

Offered in immaculate order and set in a desirable semi-rural location with approximately 2 acres (sts), this charming cottage has much to boast about, including two reception rooms, a refitted kitchen with appliances, ground floor WC, three bedrooms, and a four-piece first-floor bathroom. Outside, there is ample parking via two driveways, an oversized garage, a fully equipped studio, and a summerhouse overlooking the generous gardens and grounds. EPC Rating: E.

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#### Ground Floor

**Dining Room**  
4.74m (15'7") x 3.30m (10'10")  
Window to front, two windows to side, radiator, stairs to first floor and landing.

**Lounge**  
5.63m (18'6") x 3.58m (11'9")  
Window to front, two radiators, patio doors to garden, ornamental fire surround.

**Kitchen**  
4.62m (15'2") x 2.16m (7'1")  
Refitted with wall and base units with integral double oven, hob, hood, microwave, plumbing for washing machine, boiler, sink unit with mixer tap, two windows to rear, radiator.

**WC**  
Fitted with vanity wash hand basin and WC, window to side.

#### First Floor & Landing

Window to rear, radiator, access to loft which is part boarded.

**Bedroom 1**  
3.82m (12'6") x 3.40m (11'2")  
Window to front, radiator.

**Bedroom 2**  
3.60m (11'10") x 3.40m (11'2")  
Window to side, radiator.

**Bedroom 3**  
3.60m (11'10") x 2.11m (6'11")  
Window to front, radiator.

#### Family Bathroom

Refitted and fully tiled. Fitted with a four piece suite comprising bath, separate shower cubicle, vanity wash hand basin, WC, window to side and rear, radiator.

#### Outside

A gravel driveway to the front of the property provides off road parking leading to a gated area with further parking. The South east facing garden is laid to a raised patio area that extends to the side and rear. A step leads down to further garden which is laid mainly to lawn leading to the summerhouse with light and power, studio 6m x 3.6m, fitted with light and power with electric heater and patio doors to the garden. Behind the studio there is a second driveway accessed via double gates leading to the oversized garage which is fitted with light and power. Beyond the main garden lies an additional approximately two acres of land (STS), which is registered as agricultural land.

Freehold  
Council tax band B

The property has LPG central heating and private drainage. The home boasts a semi rural location with field views and easy access to both March, Wisbech and Peterborough.

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

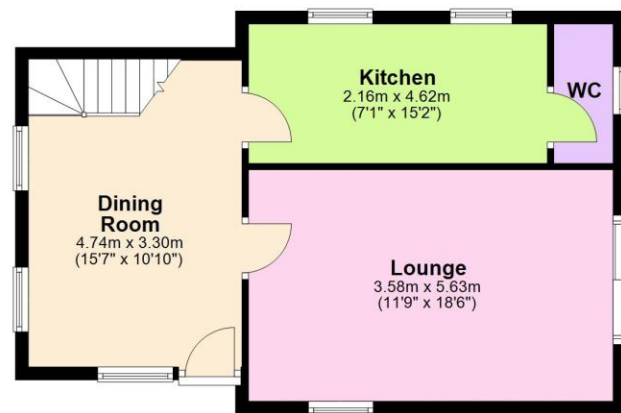
Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

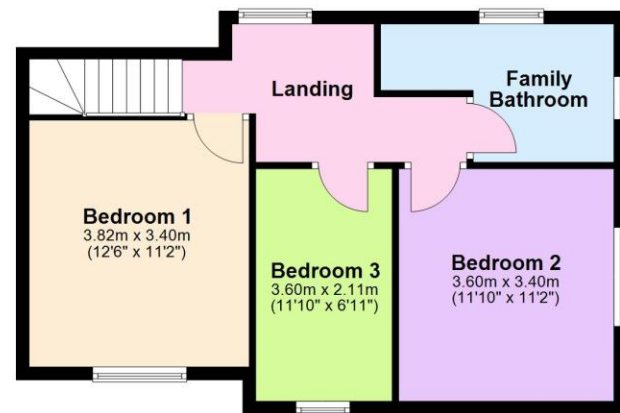
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**Ground Floor**  
Approx. 49.0 sq. metres (527.4 sq. feet)



**First Floor**  
Approx. 49.4 sq. metres (531.4 sq. feet)



Total area: approx. 98.4 sq. metres (1058.8 sq. feet)

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