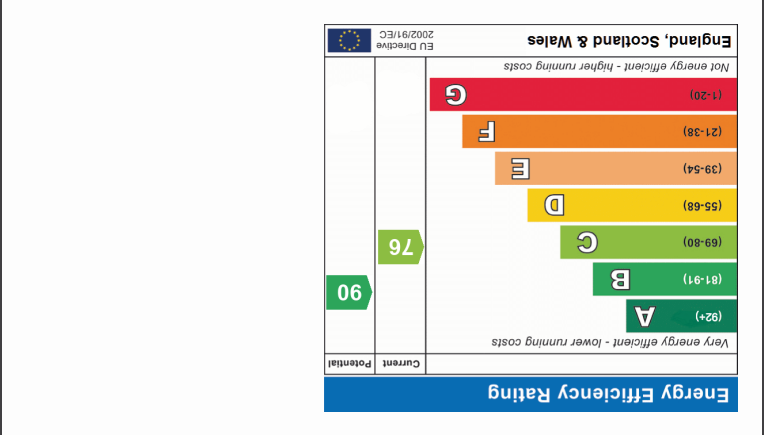


info@kingpartners.co.uk

01366 385588

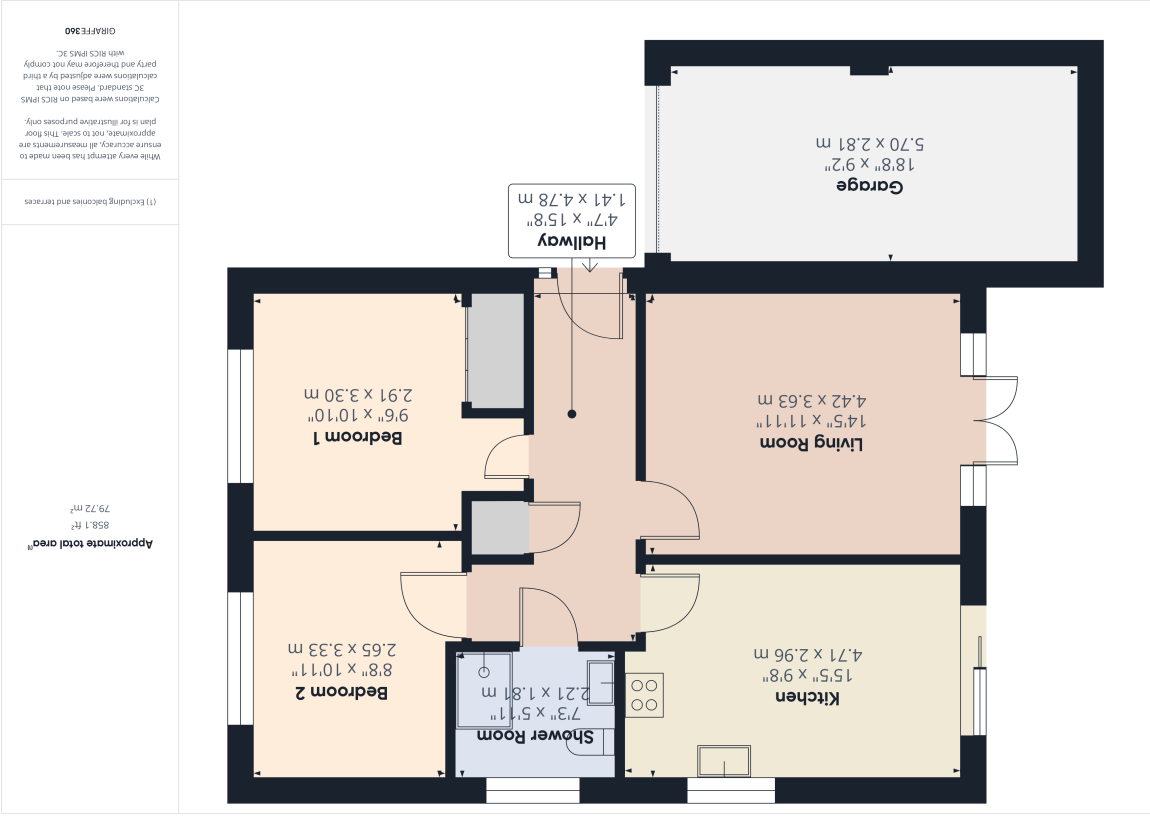
PE38 9DG

9 Market Place, Downham Market



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11 Horseshoe Court

Outwell

Wisbech, PE14 8RW

£230,000

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# Horseshoe Court

## Outwell, Wisbech, PE14 8RW

Nestled in the charming village of Outwell, Cambridgeshire, 11 Horseshoe Court is a beautifully presented two-bedroom detached bungalow offering a perfect blend of comfort and convenience. The property boasts a spacious lounge with patio doors that open onto a well-maintained rear garden, creating a seamless indoor-outdoor living experience. A modern fitted kitchen and bathroom provide practicality, while UPVC double glazing and gas central heating ensure year-round comfort. The bungalow also benefits from a garage and driveway parking, offering ample space for vehicles.

Outwell is a picturesque village known for its friendly community, scenic countryside, and excellent local amenities. The area provides easy access to nearby towns such as Wisbech and Downham Market, where a range of shops, restaurants, and transport links, including a mainline railway station, can be found. Whether you're looking for a peaceful retreat or a well-connected home, this delightful property is an excellent opportunity to enjoy village living at its finest.



### UPVC Front door to Entrance Hall

Telephone point. Doors to all rooms. Loft hatch. Storage cupboard.

### Living Room

14' 5" x 11' 11" (4.39m x 3.63m) Double Patio doors to garden. Two double glazed windows to the rear. Radiator: TV point

### Kitchen

15' 5" x 9' 8" (4.70m x 2.95m) A mixture of wall and base units. New ideal boiler. Integrated 4 ring gas hob and electric oven with extractor over. Stainless steel sink with mixer tap. Double glazed window to the side of the property. Spaces for freestanding fridge/freezer and washing machine. Double patio doors leading to the rear garden.

### Bedroom One

9' 6" x 10' 10" (2.90m x 3.30m) Radiator: Double glazed window to the front. Fitted wardrobe. Television point. Telephone point.

### Bedroom Two

8' 8" x 10' 11" (2.64m x 3.33m) Radiator: Double glazed window to the front. Television point. Telephone point.

### Shower Room

7' 3" x 5' 11" (2.21m x 1.80m) WC. Wash hand basin. Heated towel rail. Shower cubicle. Shaver point. Tiled areas. Extractor Fan. Double glazed window to the side.

### Garage

18' 8" x 9' 2" (5.69m x 2.79m) Up & over garage door. Electric points.

### Front & Rear Garden

The front is mostly shingled with an attractive rockery area at the front.

The rear garden has a decent patio area, shed and is fully enclosed. A very well established and maintained garden with canopy blinds.

### Location

Outwell is a picturesque village near Wisbech, offering a charming blend of rural tranquillity and modern convenience. Nestled in the heart of the Cambridgeshire-Norfolk border, the village boasts a friendly community, scenic countryside, and essential local amenities, including shops, pubs, and schools. Outwell is well-connected to nearby towns such as Wisbech and Downham Market, where a wider range of shopping, dining, and leisure facilities can be found. Wisbech, known as the "Capital of the Fens," is rich in history, featuring beautiful Georgian architecture, riverside walks, and cultural attractions like Peckover House and Gardens. The area also benefits from excellent transport links, making it an ideal location for those seeking a peaceful village lifestyle with easy access to larger towns and cities.

### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.