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King & Partners



Lansdowne
 Town Street
 Upwell

£600,000

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Lansdowne

Upwell, Wisbech, PE14 9AF

This detached family home has been exceptionally well maintained and improved by the current owners over the last 40 years. The home offers a wealth of accommodation spanning 2285 sq feet with many luxury features including an open plan kitchen/breakfast room with Bosch appliances, granite worktops and a built in pantry. Also on the ground floor is a living room with an open fire and patio doors to the garden, dining room, snug, conservatory, and a utility room. On the first floor there are 4 bedrooms all having fitted wardrobes with an en-suite to the master, a family bathroom, separate shower room and an office area.

Outside there is an extensive brick weave drive to the front which leads to the side with double electric gates providing access to the rear double garage which has an electric door. To the rear of the garage is an adjoining gym, swimming pool and shower room which has the potential to be converted into an annexe subject to planning permission. The garden has been extensively landscaped offering patio areas, a barbeque cabin for entertaining, storage sheds, and a gated secure utility storage area where the oil tank is located. Solar panels have been installed to provide low cost electricity and hot water as well as providing an additional income.

A superb family home which must be viewed to fully appreciate all it has to offer.



Part Glazed Door & UPVC Window To:

Entrance Hall
LVT Flooring. Staircase to first floor. Storage cupboard. Radiator.

Dining Room
13' 10" x 13' 10" (4.22m x 4.22m) UPVC bay window to front. Radiator. Feature fireplace.

Snug
9' 8" x 8' 9" (2.95m x 2.67m) UPVC window to front. Radiator. Fitted television stand and bookcase.

Cloakroom
5' 6" x 3' 2" (1.68m x 0.97m) UPVC double glazed window to front. WC. Wash hand basin within vanity unit. Radiator.

Living Room
19' 5" x 13' 9" (5.92m x 4.19m) UPVC bay fronted window to side. Sliding patio doors to rear garden. Feature fireplace with open fire. Radiators.

Kitchen/Dining Room
17' 10" x 18' 3" (5.44m x 5.56m) Max. UPVC double glazed window to side. Fitted with a range of wall and base units with sink and drainer. Glazed display units. Granite work tops. Under unit lighting. Integrated Bosch dishwasher, microwave, oven, hob and extractor fan. Space for American fridge freezer. LVT flooring. Radiator. Door to side entrance hall. Door to pantry.

Pantry
5' 0" x 7' 11" (1.52m x 2.41m) UPVC double glazed window to side. Storage shelving and base units with worktop over. Wine cooler. Tiled floor.

Conservatory
15' 1" x 11' 7" (4.60m x 3.53m) Brick and UPVC Construction. Two patio doors to rear garden. Radiator. LVT flooring. Fitted window & roof blinds.

Side Entrance Hall
4' 11" x 4' 7" (1.50m x 1.40m) UPVC windows. Door to side. Door to Boiler Room, kitchen/diner and utility room.

Utility Room
11' 0" x 7' 9" (3.35m x 2.36m) UPVC double glazed window to side. Door to side. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for fridge. Space for washing machine and tumble dryer. Radiator.

Landing
UPVC double glazed window to side.

Bedroom 1
13' 10" x 12' 8" (4.22m x 3.86m) UPVC double glazed window side and rear. Fitted wardrobes and units. Door to en-suite. Radiator.

En-suite
4' 6" x 7' 1" (1.37m x 2.16m) Quadrant shower cubicle. WC. Wash hand basin within vanity unit. Velux roof window. Spot lights. Heated towel rail. LVT flooring.

Bedroom 2
13' 10" x 14' 0" (4.22m x 4.27m) UPVC double glazed window to rear. Radiator. Fitted wardrobe and units.

Bedroom 3
14' 0" x 9' 11" (4.27m x 3.02m) UPVC double glazed window to rear. Radiator. Fitted wardrobes and units.

Bedroom 4
9' 10" x 8' 10" (3.00m x 2.69m) UPVC double glazed window to front. Radiator. Fitted wardrobe and units.

Office Area
7' 2" x 8' 10" (2.18m x 2.69m) UPVC double glazed window to front. Fitted units. Doors to bedrooms 1 & 4. Radiator.

Bathroom
8' 6" x 7' 10" (2.59m x 2.39m) UPVC double glazed window to rear. Two heated towel rails. WC., bidet and wash hand basin within vanity units. Panelled bath. Airing cupboard. Wall units with vanity mirror.

Shower Room
4' 9" x 2' 8" (1.45m x 0.81m) UPVC double glazed window to side. Shower cubicle. Radiator.

Outdoor Garden Block
Double Garage
17' 1" x 17' 6" (5.21m x 5.33m)

Indoor Swimming Pool
13' 6" x 21' 9" (4.11m x 6.63m) UPVC patio doors to garden. LVT flooring. Heated indoor pool with swim jets. Door to Shower Room. Double door to home gym

Shower room
4' 9" x 5' 3" (1.45m x 1.60m) Shower cubicle. Wash hand basin. WC.

Gym
9' 4" x 16' 7" (2.84m x 5.05m) UPVC window to garden. Door to garden

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.