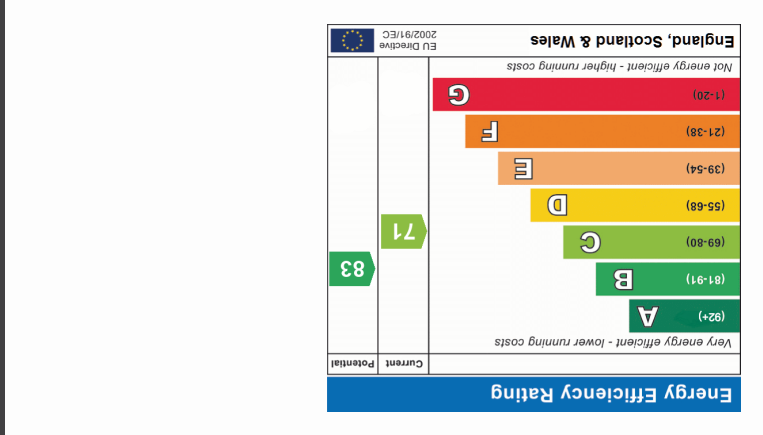


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48 Fenland Road
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£268,000

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Fenland Road

Wisbech, PE13 3QD

This well presented family home has been well maintained by the current owner. The property comprises of a living room which has doors leading through to the kitchen/dining room all benefiting from laminate flooring. The modern kitchen even has an integrated coffee machine and breakfast bar seating area. The adjoining dining room has double patio doors leading onto the rear good sized garden. The integral garage has direct access through to the utility and cloakroom. On the first floor there are 3 bedrooms and a family bathroom which has both a bath and quadrant shower.

The outside rear garden is of a good size and has a spacious patio for entertaining and lovely stepping stones leading to the Garden Room. The garden room has power and light so could be used as an office or craft room. To the front of the property there is parking for numerous vehicles leading up to the garage. With UPVC double glazing and gas central heating this really is a property that needs to be viewed to appreciate all that it has to offer.



Part Glazed Door To:

Entrance Hall

Staircase to first floor. Under stairs storage. Laminate floor. Radiator. Spot lights.

Living Room

14' 10" x 11' 11" (4.52m x 3.63m) UPVC double glazed window to front. Radiator. Laminate floor.

Kitchen/Dining Room

11' 3" x 18' 6" (3.43m x 5.64m)

Kitchen Area: Fitted with a range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Integrated coffee machine. Integrated double oven. Electric hob with stainless steel extractor hood. Breakfast bar with seating. Space for fridge. Two radiators. Laminate floor. Spot lights. Opening to utility room.

Dining Area: Double patio doors to rear. Laminate floor. Radiator. Part glazed double doors to living room.

Utility Room

5' 9" x 7' 4" (1.75m x 2.24m) UPVC double glazed door to rear. UPVC double glazed window to rear. Base and wall units with worktop over. Space for washing machine & dishwasher. Integral door to garage.

Cloakroom

4' 0" x 3' 3" (1.22m x 0.99m) UPVC double glazed window to side. W.C. Wash hand basin. Heated towel rail. Laminate floor.

Landing

UPVC double glazed window to side.

Bedroom 1

13' 10" x 10' 9" (4.22m x 3.28m) UPVC double glazed window to front. Radiator.

Bedroom 2

12' 6" x 9' 8" (3.81m x 2.95m) UPVC double glazed window to rear. Radiator.

Bedroom 3

9' 0" x 7' 3" (2.74m x 2.21m) UPVC double glazed window to front. Radiator. Storage cupboard.

Family Bathroom

6' 6" x 8' 3" (1.98m x 2.51m) UPVC double glazed window to rear. Bath with shower attachment. Quadrant shower cubicle. Wash hand basin. W.C. Spot lights. Laminate floor. Heated towel rail.

Outside

To the front: Spacious block paved driveway offering parking for multiple cars leading to the garage. Area laid to lawn. Mature planted borders. Gate to rear garden.

Rear Garden: Spacious patio. Area laid to lawn with stepping stones leading to a garden room. Slate borders. Storage shed and greenhouse.

Garden Room

Wooden construction with power and light.

Garage

Up & Over door. Power and light. Internal door utility room.

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.