



The Lodge Hunters Drove, Marshland St. James Wisbech  
**OIEO £290,000 Freehold**

**Sharman  
Quinney**

# Key Features



- No Onward Chain
- Semi-Rural Location
- Field Views
- Ample Off-Road Parking Plus Garage
- 15ft Conservatory Overlooking Rear Garden

## Entrance Hall

Accessed via porch area to the front of the home. Hard flooring. Access to Kitchen/Diner, Lounge, both Bedrooms and Main Bathroom. Built in storage cupboard.

## Kitchen/Diner

Two solid wood bay windows to front and window to side. Hard flooring. The two spaces are connected by a large archway. The kitchen is fitted with a range of base and wall units in a traditional style with worktop space over and tiled splash backs. Integrated double oven with electric hob and built in extractor fan. Stainless steel sink. Access into Utility Room.

## Utility Room

Window to rear into conservatory. Built in



cupboard and base units, plumbing for washing machine.

#### Conservatory

UPVC construction with windows on all sides. Door into garden. Hard flooring.

#### Lounge

Solid wood bay window to front. Patio doors into conservatory. Hard flooring. Feature fireplace.

#### Conservatory

Half brick, half UPVC construction. Windows on all sides and tempered glass roof panels. French doors into garden. Tiled flooring.

#### Bedroom One

Window to rear overlooking rear garden. Fitted carpet.

#### Bedroom Two

Window to rear overlooking rear garden. Fitted carpet.

#### Bathroom

Window to rear. Tiled flooring and walls. Fitted with a three-piece suite comprising of panelled bath, pedestal sink and low-rise toilet and separate shower.

#### Outside

The front of the property is accessible via the in/out block paved driveway and landscaped with





Total floor area 120.9 m<sup>2</sup> (1,302 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](http://www.propertybox.io)



brick borders and mature trees and shrubs. Allowing further access to the garage which has a manual up and over door and personal door to the accessed from the rear garden. There is a side gate allowing access into the rear garden.

The rear garden is fully enclosed with a generous patio area, perfect for entertaining and a substantial part laid to lawn. Landscaped with conifer borders and brick walls to the front. There is a timber shed for garden storage and access into the garage. Please note there is a small gate to the rear of the property that leads into the neighbouring properties garden, this was installed by both previous owners and is not an official right of way and is no longer in use.

To view this property call Sharman Quinney on: **01354 661166**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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