



MAXEY GROUNDS

residential.sales@maxygrounds.co.uk

01945 428820

Residential Sales

£325,000



Ref: T782

Collett's Bridge Farm, Gosmoor Lane, Elm, Wisbech, Cambridgeshire PE14 0EG

An Established 3 Bedroom Detached House, situated on a good size plot in excess of 1/3 Acre (STMS). Benefitting from a Lounge/Diner, Kitchen/Diner, Garden Room, Utility Room, Study, 3 Double Bedrooms and a Family Bathroom. A Detached Single Garage, Ample Off-Road Parking for numerous cars. This property is offered with Vacant Possession and No Forward Chain.





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ENTRANCE HALL 9' 3" x 4' 10" (2.83m x 1.49m) UPVC part glazed, double glazed front door with matching side panel. Stairs to first floor. Telephone point.

LOUNGE/DINER 22' 4" x 11' 10" (6.81m x 3.63m) UPVC double glazed windows to front and rear - double aspect. 2 radiators. Decorative hearth with free-standing coal effect electric fire. Aerial socket. Understairs cupboard and shelved recess area.

KITCHEN/DINER 22' 4" x 11' 11" (6.82m max x 3.64m max) UPVC double glazed windows to front and rear and door and wooden window to side to garden room - triple aspect. Range of wall and base units with worktops over. Stainless steel one and half sink with mixer taps. Free-standing electric oven and hob. Integrated fridge. Tiled splash backs. 2 radiators.

GARDEN ROOM 12' 2" x 9' 5" (3.73m x 2.88m) UPVC double glazed windows to side and rear with UPVC part glazed double glazed door to side.

UTILITY ROOM 9' 8" x 9' 4" (2.97m x 2.86m) Range of base units with worktops over. Plumbing for washing machine. Floor mounted 'Firebird' boiler.

STUDY 9' 4" x 6' 10" (2.87m x 2.09m) Wooden part glazed door to rear.

LANDING 15' 8" x 6' 2" (4.79m x 1.88m) Wooden window to rear. Radiator. Loft access.

BEDROOM ONE 12' 7" x 10' 10" (3.86m x 3.32m) UPVC double glazed window to rear. Radiator. Built-in wardrobes.

BEDROOM TWO 12' 7" x 8' 6" (3.85m x 2.60m) UPVC double glazed window to rear. Radiator.

BEDROOM THREE 12' 0" x 9' 2" (3.66m x 2.80m) UPVC double glazed window to front. Radiator.

BATHROOM 15' 0" x 9' 2" (4.58m max x 2.81m max) UPVC double glazed window to front. Low-level WC. Panelled bath. Vanity hand basin with mixer taps. Shower cubicle. Tiled walls. Radiator. Shaver socket. Airing cupboard.

DETACHED SINGLE GARAGE 18' 10" x 14' 0" (5.76m x 4.28m) Up and over door. Power and lighting

OUTSIDE To the front, mainly laid to grass, with gravel area and driveway leading to front and rear providing off-road parking for numerous cars. Boarded with mature hedging. Outside lighting. Ornate metal pedestrian gate leading to side garden. To the side and rear mainly laid to grass with gravel area. Outside lighting. Outside tap. Oil storage tank. Greenhouse. Mature plants and shrubs. Wooden pedestrian gate.



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SERVICES Mains water and electricity. Septic tank. Oil central heating.

VIEWING Strictly by appointment with the agent Maxey Grounds.

POSSESSION Vacant possession upon completion.

DIRECTIONS From the town centre, follow Churchill Road/A1101 (the dual carriageway) out of town towards Elm. Continue past Morrisons/B&Q on left, at roundabout continue straight over taking 2nd exit. Then continue to follow the A1101 for just over 1 mile then turn right into Gosmoor Lane (opposite turning for The Wroe) and the property can be found at the junction with Kirkham's Lane and Collett's Bridge Lane.

COUNCIL TAX BAND C

EPC RATING BAND F

PARTICULARS PREPARED 3rd March 2022

Updated 19th August 2022

Updated 20th December 202



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