



Woodford House
80 Lynn Road | Wisbech | Cambridgeshire | PE13 3DW

PERIOD LIVING



This very attractive looking detached bay fronted house with five bedrooms, four reception rooms, double garage and garden with mature trees and plants and additional wooden play house, will have you forgetting you are in a town. There are character features with stained glass doors, high ceilings, picture rails/ledges and wooden flooring within the home and its within walking distance to the 12 acres of Wisbech Park.



KEY FEATURES

- A Period House within the town of Wisbech
- Five Bedrooms, Three of which have Showers within the Rooms
- Family Bathroom
- Four Receptions plus a Sun Room
- Kitchen with Separate Utility; Two WC's
- The Property is full of Charm and Character
- Established Enclosed Garden
- Double Garage and Driveway
- Close to the Town Centre and Park
- The Accommodation extends to 2,958sq.ft
- Energy Rating: E

This very attractive looking detached bay fronted town house offers character with five bedrooms, four reception rooms and a great deal of living space. With the opportunity to build on the history of the property and appreciate the features available inside to make this a very special town house and home. There are reception rooms with doors to the outdoors to welcome the garden inside and take in the quiet and mature garden within the centre of town. At the front of the property there is small brick wall with hedging above alongside the pavement, giving privacy from the road.

Stepping Inside

Entering the front door through to the tiled floor lobby, it leads through to the large dining room with high ceilings, ceiling rose and ornate ceiling design. There are original picture rails/ledges, wooden flooring and a fireplace. The dining room leads through a stunning painted arched door with stained glass, a real focal point to the house and leads to a hall to the first-floor stairs and also to a downstairs washroom and WC. In addition, from the lobby this leads to a sitting area with bay window, fireplace, picture rails and arched alcove which leads through to the vast downstairs space into a breakfast room. This has wooden flooring a stone fireplace, a serving arch and a door which leads through to the kitchen. The kitchen has oak effect units and a tiled floor leading through to the utility room.





KEY FEATURES

Off both the utility room and the kitchen, a door leads outside to another WC and a sun room at the end of the property. From the breakfast room is an impressive warm and welcoming garden room, with its wooden/lodge effect decor and wonderful wooden vaulted ceiling. Another focal point of this room is an attractive wood burner, along with double doors leading into the mature garden.

The hallway leads to the first floor with its white wooden balustrade rail leading you to first floor which accommodates five bedrooms. Three of the bedrooms have their own shower and fitted wardrobes. There is a family bathroom, which is floor to ceiling with white tiles and a white suite. There is currently a study, but this does have the option of being a walk in wardrobe or play room if desired.

The Outside

A double garage plus additional single garage and parking spaces are an added bonus to this house. A side courtyard leads to a gated area for you to appreciate the rest of the garden, with mature trees and plants, there is also a lawned area within the garden, making you forget you are in a town. There is also a wooden play house in the garden, a definite woodland garden retreat. You are also walking distance from Wisbech Park with its 12 acres and houses over 240 mature trees .































INFORMATION

On The Doorstep

The market town of Wisbech is in the Fenland district of Cambridgeshire bordering Norfolk and Lincolnshire, and known as the "Capital of the Fens". You can take walks around the park, along the River Nene, visit the Fen Falconry or take The Merchants Trail, with maps and literature about the town. The historical Peckover House and museums are also nice places to visit. There are numerous eateries within the town, The Red Lion and Elm Tree Inn both getting good food reviews from locals, whilst there are three GP surgeries within half a mile of the property, The local primary school is Clarkson Infant and the secondary school is Thomas Clarkson Academy both with good Ofsted reports.

How Far Is It To

March station is 8 miles away and Kings Lynn is 3 miles away, whilst the closest beach at Heacham is 21 miles. Peterborough is 21 miles away too, whilst Norwich and Lincoln can both be found under 60 miles from Wisbech.

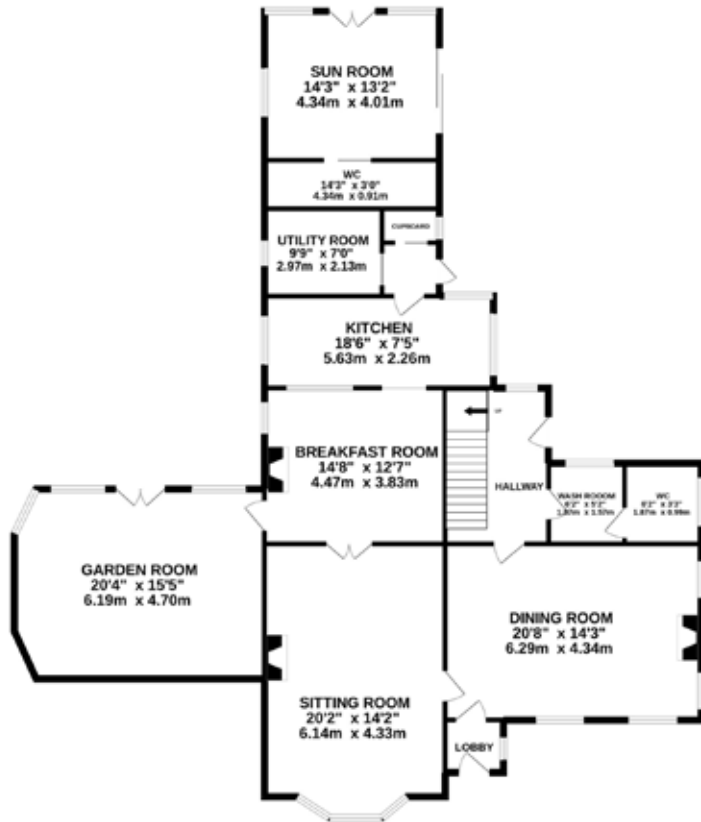
Services and District Council

Gas Central Heating, Mains Water, Mains Drainage
Fenland District Council - Council Tax Band: E

Tenure

Freehold

GROUND FLOOR
1760 sq.ft. (163.5 sq.m.) approx.



1ST FLOOR
1199 sq.ft. (111.3 sq.m.) approx.



GARAGE
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 2958 sq.ft. (274.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrcalc ©2022



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-105)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989
Striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Kings

Lynn on



Fine & Country Kings Lynn
Innovation Centre, Innovation Drive, Kings Lynn, PE30 5BY
01553 769100 | kingslynn@fineandcountry.com

