



THE STORY OF  
**10 The Leam**

*Friday Bridge, Norfolk*

**SOWERBYS**



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# 10 The Leam

Friday Bridge, Cambridgeshire  
PE14 0JA

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Detached Family Home

Spacious Kitchen/Breakfast Room

Spacious Sitting Room with  
Dual Aspect Windows

Formal Dining Room and a Separate Study

Four Double Bedrooms

Family Bathroom and En-Suite to Main Bedroom

Ample Parking Space and Double Garage

Private and Spacious Rear Garden  
with a Covered Sitting Area

Quiet Location Being the Last Property  
at the End of a Private Drive

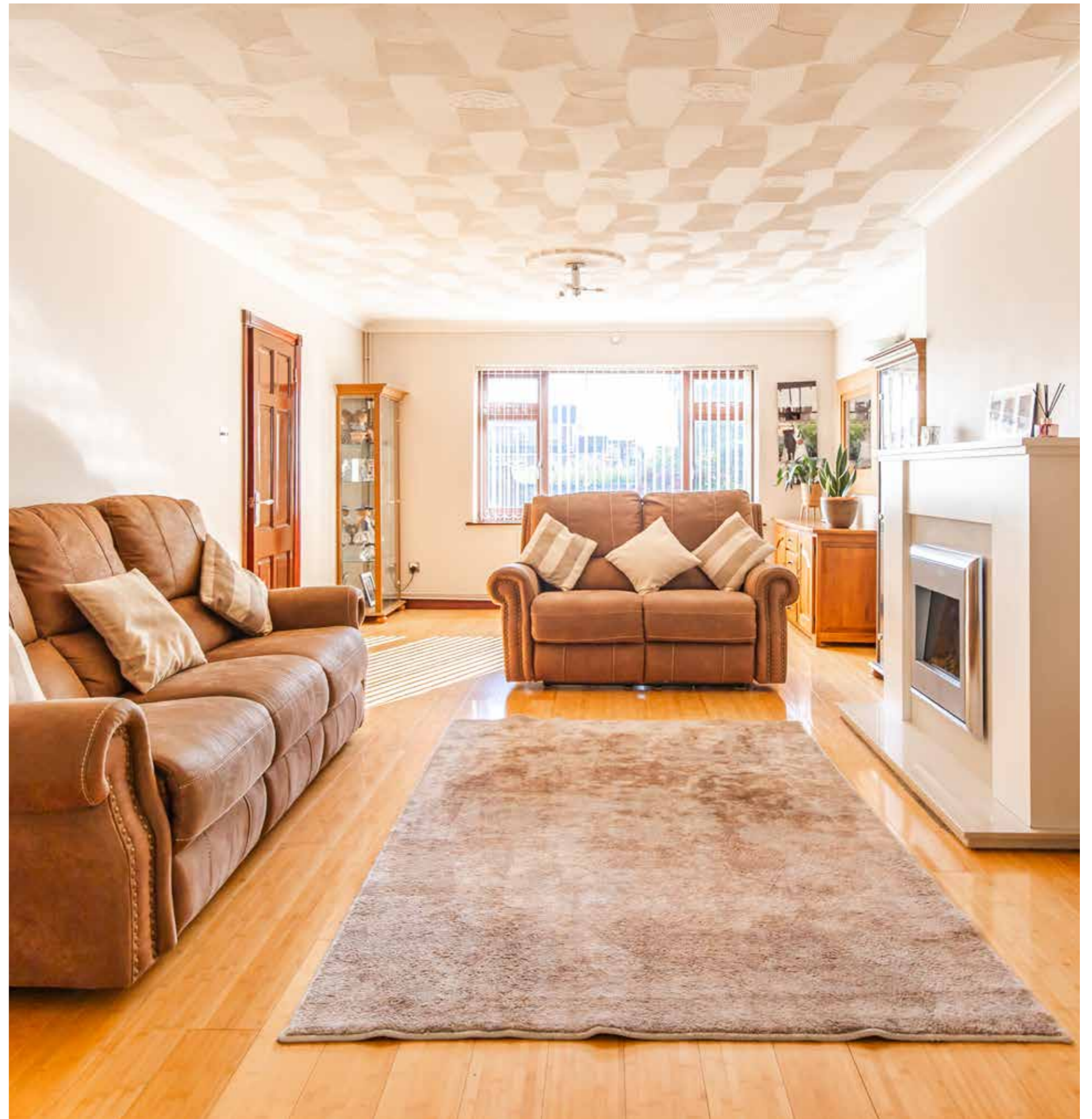
Close to Local Amenities

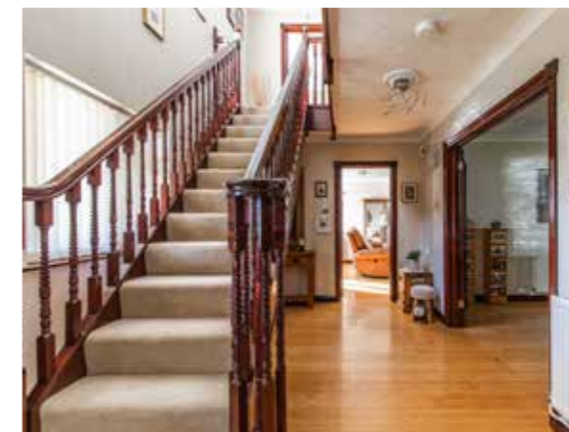
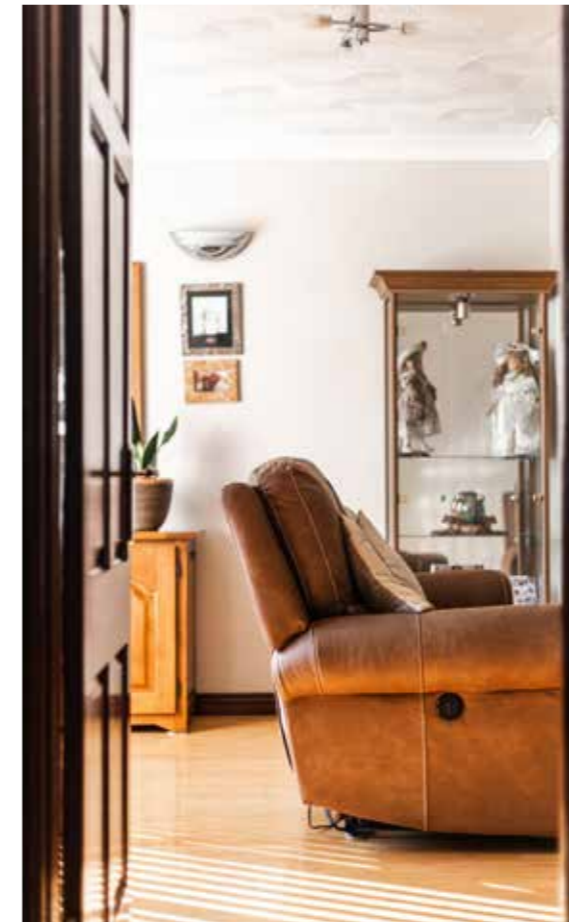
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**SOWERBYS KING'S LYNN OFFICE**

01553 766741

[kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)





Situated at the end of a quiet, private drive, 10 The Leam has been a much-loved home over the past five years. With our sellers ready to move on, this will become a wonderful family home for a new owner.

Setting foot inside, a sense of space is present right away - and throughout the property. The hub of the home is the kitchen/breakfast room - with a large island at its heart - and a practical pantry and utility room adjoining. Friends and family gather round to put the world to rights over a coffee, or enjoy a relaxed supper. For special occasions, the formal dining room is the perfect setting.

The sitting room, also spacious and flooded with natural light, is ideal to retreat to at the end of the day. There's a downstairs cloakroom, and a study completes the ground floor, ticking the box should you need to work from home. Alternatively it would work equally well as a playroom, or even a downstairs bedroom.

Moving upstairs, the airy landing gives access to all four double bedrooms and the family bathroom. The principal bedroom has an en-suite and built in wardrobes, not to mention the lovely views: the pond to the front, and to the rear a delightful garden, with mature trees and fields beyond.

The outside space is pleasingly low maintenance. A large drive leading to the double garage provides ample parking space whilst the gated entrance provides an extra sense of security. The rear garden is of good proportions, and a large, covered patio ensures the space can be enjoyed come rain or shine. The generous lawn allows plenty of space for games, for children to run off steam, or to sit and soak in the surroundings, with the pond adding a sense of tranquillity.

Ready for its new owner, this spacious house has all the ingredients to become a beloved family home all over again.



First Floor  
Approximate Floor Area  
1002 sq. ft  
(93.17 sq. m)



Ground Floor  
Approximate Floor Area  
1561 sq. ft  
(145.02 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We've done a lot of work in the garden and I love sitting out there, the space is amazing.



# Friday Bridge

HISTORY MEETS PEACEFUL COUNTRYSIDE  
IN A WELL-PLACED VILLAGE

A small Cambridgeshire village, Friday Bridge is around three miles south of Wisbech. The village has a Post Office and store, a pub - The Chquers Inn - and a primary school.

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which have been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.



## Note from the Vendor



“The kitchen is definitely the hub of the home...”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 8294-7437-1229-4226-3933

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///licks.neatly.splendid

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

