



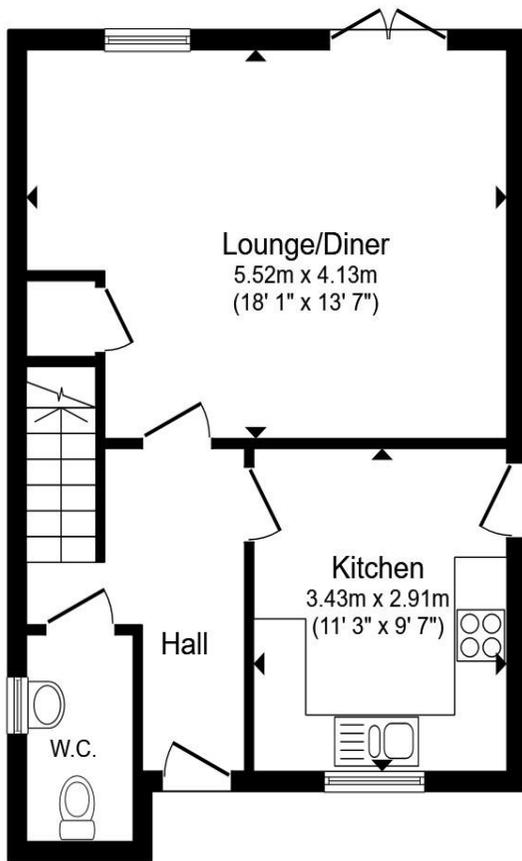
The Lovells, Emneth, WISBECH, PE14 8DW

Welcome to

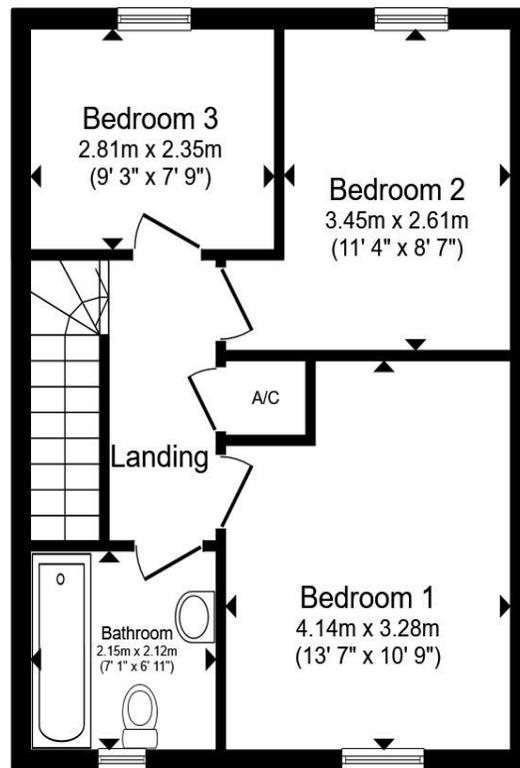
The Lovells, Emneth, WISBECH

Tucked away within a quiet cul de sac in this highly regarded village, this modern detached house has been refurbished throughout to create a stylish, turnkey home with light-filled accommodation and a sunny west-facing rear garden. The ground floor is centred around an impressive 18' lounge/dining room, a welcoming space where natural light pours in and evenings flow effortlessly from relaxation to entertaining. The refitted kitchen blends contemporary design with practicality, while a downstairs cloakroom adds everyday convenience. Upstairs, the property offers three well-proportioned bedrooms, all served by a refitted family bathroom, finished with a crisp, modern feel. Outside, the west-facing rear garden enjoys afternoon and evening sun-ideal for outdoor dining and unwinding after work. A single garage and off-road parking complete the package. Combining village appeal, modern living and a peaceful setting, this beautifully presented home is perfectly suited to families, professionals or downsizers seeking quality and comfort.

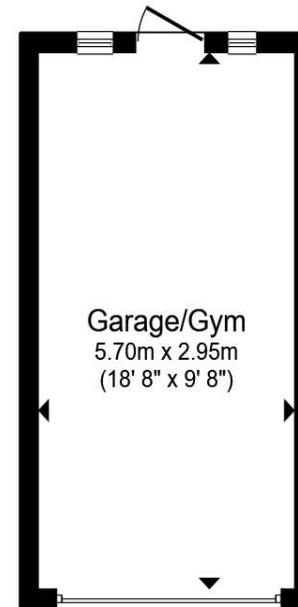




Ground Floor



First Floor



Outbuilding

- Entrance Hall**
- Downstairs Cloakroom**
- Kitchen**
- Lounge/Dining Room**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Single Garage**

Total floor area 102.3 m² (1,101 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



Welcome to

The Lovells, Emneth, WISBECH

- Modern detached house
- Refurbished throughout
- Three bedrooms
- Cul de sac location
- West-facing rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB122984



Property Ref:
WSB122984 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and continue straight on. At the roundabout proceed straight over and follow the road out of Wisbech. Turn left signposted Emneth into Church Road and continue along past the church. Follow the road along and round to the right into Gaultree Square. Turn immediately left into Hungate Road and then turn right into The Lovells where the property is on the right hand side.



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