



Laddus Drove, Upwell, WISBECH, PE14 9AS

welcome to

Laddus Drove, Upwell, WISBECH

Set in peaceful countryside on 3.5 acres (stms), this charming 3 bedroom home blends rural tranquillity with excellent outdoor space. With stables, workshops, and a mature garden, it's perfect for equestrian life or anyone seeking privacy, & open field views!



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Of brick & uPVC construction. Door to the side.

Entrance Hall

Radiator. Stairs leading to the first floor landing with under-stairs storage cupboard.

Lounge / Diner

Double-glazed windows to the front & side offering field views. Two radiators. Fireplace with wood burning stove.

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit & a range-style cooker with cooker hood over. There is also a breakfast bar, as well as space for an under-counter fridge & a dishwasher. Radiator. Two double-glazed windows to the side.

Dining Room

Double-glazed windows to the side & rear. Double-glazed door to the rear leading to the rear garden. Loft access. Radiator.

Utility Room

Fitted with wall & base units with work surfaces over. Butler sink. Space & plumbing for a washing machine & tumble dryer. Double-glazed window to the rear. Door leading to workshops/stables.

Cloakroom

Fitted with WC & wash hand basin. Double-glazed window to the front.

First Floor Landing

Stairs from the entrance hall. Radiator.

Bedroom One

Double-glazed window to the front offering field views. Radiator. Three built-in cupboards.

Bedroom Two

Double-glazed window to the side. Radiator.

Bedroom Three

Double-glazed window to the side. Built-in cupboard. Radiator.

Bathroom

Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed window to the rear.

Outside

The property sits in a rural position, occupying an enviable, mature plot of 3.5 acres (stms). To the front of the property, a 5-bar gate leads to the gravelled driveway providing off-road parking for several cars. From here, you can access a number of outbuildings, including workshop/stables, with a gate leading to the additional acreage, perfect for equestrian use. Further to this, you will find the large rear garden which is mainly laid to lawn, with various mature trees, hedged borders & a garden pond.

Agent's Note

The sellers advise that they pay roughly £100 per annum as a contribution towards upkeep of the local area.

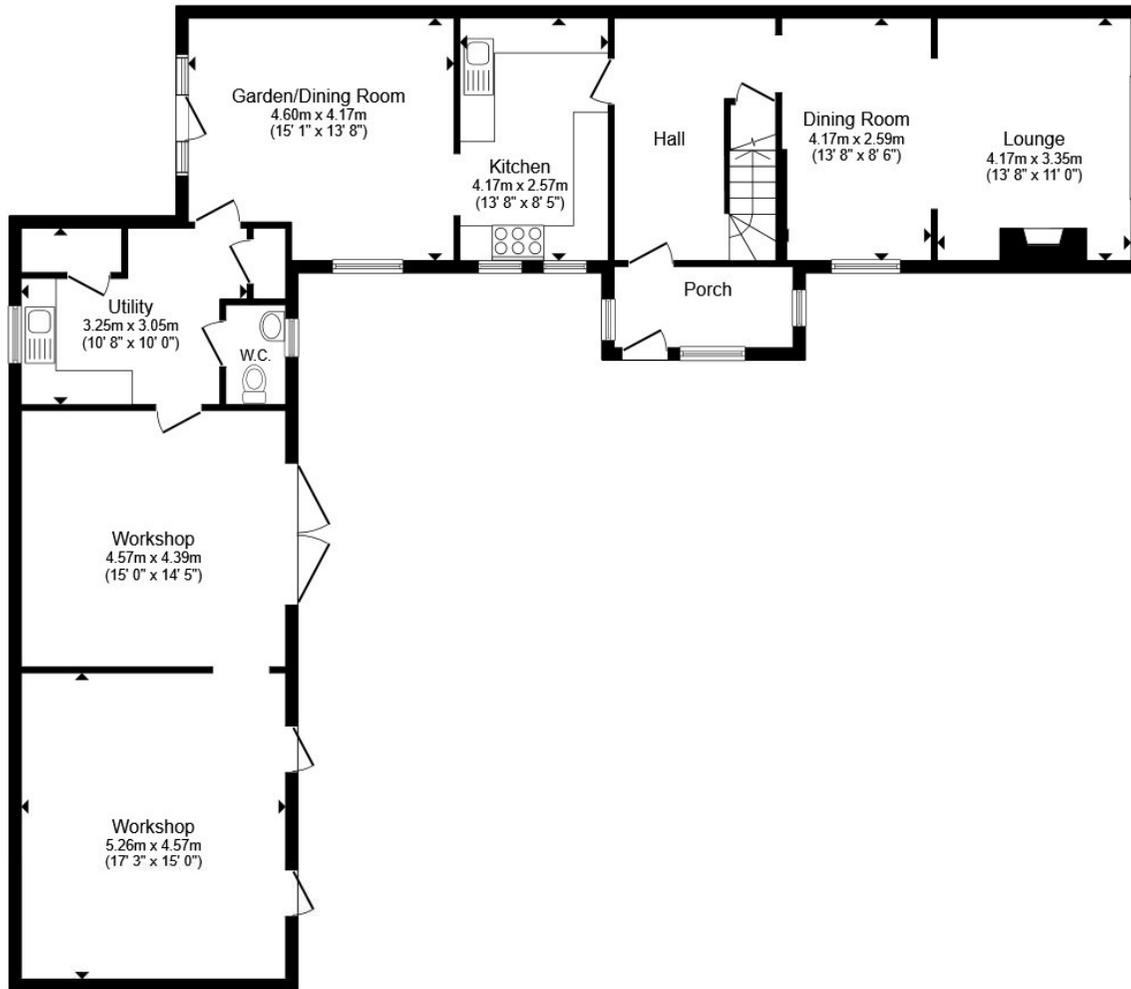
Heating to the property is served by oil central heating & waste from the property is served by a septic tank of private supply. Please contact the branch for further information if required.

We are advised that a protected species can be located in the exterior fields adjacent to the property. Further reading can be found here: badgertrust.org.uk & Badgers: protection and licences - GOV.UK

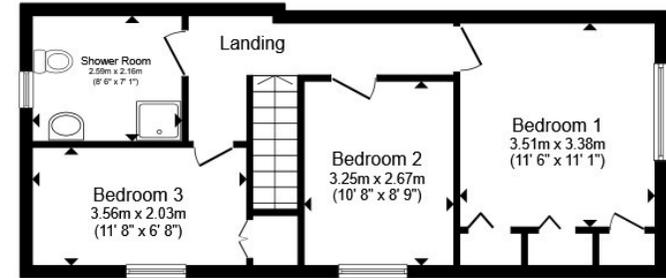


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Ground Floor



First Floor

Total floor area 175.7 m² (1,891 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

Laddus Drove, Upwell, WISBECH

- 3 bedroom semi-detached house
- 3.5 acre plot (stms)
- Stables, workshop & outbuildings
- Ample off-road parking
- Equestrian use

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112802 - 0003

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.

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