



The Coach House Lynn Road, Wisbech
£450,000 Freehold

**Sharman
Quinney**

Key Features



- Fantastic Family Home
- Period Features Throughout
- Walk in Wardrobe and Ensuite to Master Bedroom
- Owned Solar Panels
- Versatile Outbuilding with Planning Potential (STPP)

Entrance Hall -

A generous and welcoming space that really sets the stage for the rest of the home with original hard flooring and crown moulding. Access to all ground floor rooms and stairs to first floor. Smart smoke and carbon dioxide detectors controlled by the Google Nest App. Ethernet point.

Lounge -

Carpet flooring, multi fuel burner with stone hearth and solid oak mantel, original crown moulding and picture rail, new sash window to front, solid oak door and new radiator. Ethernet point.

Dining Room -

Hard flooring, original crown moulding and picture rail, new sash window to front and new radiator,



solid oak door. Fireplace with natural stone hearth and solid oak mantel.

Kitchen -

A new addition to the home with a range of matching base and wall units in a matt finish with under cabinet lighting and plenty of smart storage, complimented with integrated appliances including, induction hob with built in extractor fan into the worktop, eye level oven, dishwasher, washing machine, tumble dryer and composite sink with boiling tap. Although not integrated, the Smart Fridge/Freezer is complimentary with the sale of the home. New sash windows to side and rear and new radiator.

Downstairs WC -

Hard flooring, new radiator, low rise WC and space saving corner sink.

Bedroom Two (Ground Floor) -

Carpet flooring, fireplace with natural stone hearth and solid oak mantel, new sash window to rear, solid oak door. Ethernet point.

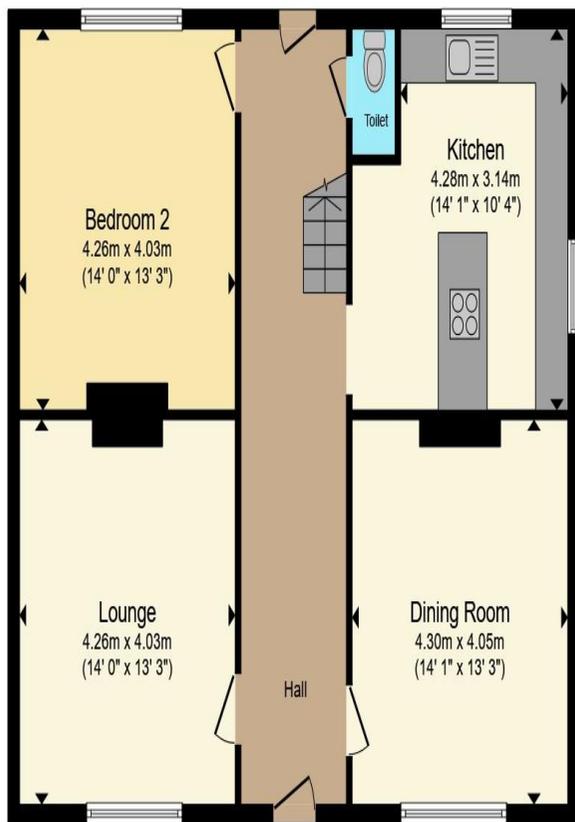
First Floor Landing -

Gallery staircase from ground floor with large feature window with stained glass letting in lots of natural light, access to all first-floor bedrooms, family bathroom and storage cupboards.

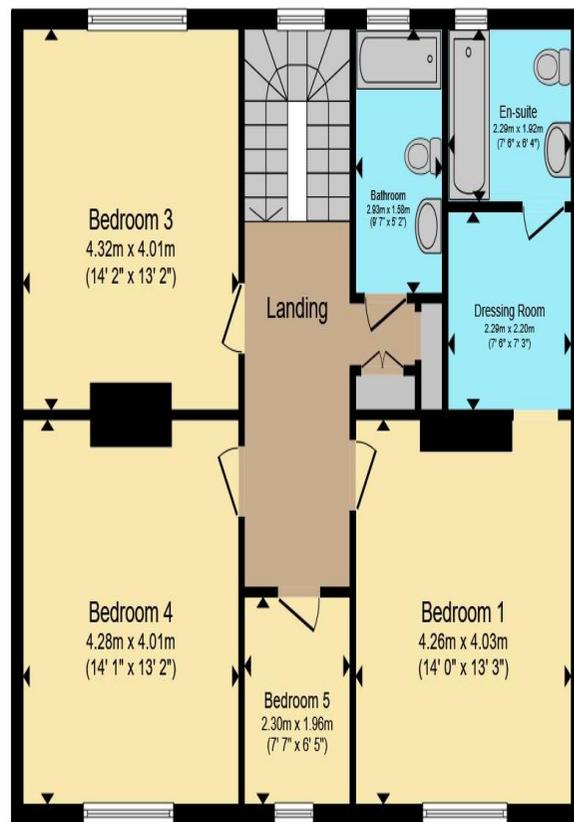
Bedroom One -

Carpet flooring, new sash window to front, new





Ground Floor



First Floor

Total floor area 174.3 m² (1,877 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

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radiator, solid oak door, access into walk in wardrobe with ample storage space, leading through into ensuite. Ethernet point.

Ensuite -

Hard flooring, fully tiled walls, new sash window to rear, three piece suite comprising of oversized double bathtub with overhead shower, built in units with low rise WC and vanity sink, new radiator.

Outside -

The front of the property is gravelled and provides plenty of off-road parking, there is also a car port providing sheltered parking, an EV charging point is attached to the house. Camera doorbell and CCTV cameras to front and side along the driveway which can be used via the Google Nest App. Dusk till dawn sensor lights either side of the front door and at the back door. A side gate allows access into the rear garden which is mostly laid to lawn along with a patio area. The current owner is happy to include the Trampoline, climbing frame and garden seating. There is also a generously sized outbuilding in need of restoration but has fantastic potential.

To view this property call Sharman Quinney on:
01354 661166

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