



Osborne Road, WISBECH
Offers in Excess of £200,000 Freehold

**Sharman
Quinney**

Key Features



- Deceptively Spacious Family Home
- Multiple Reception Rooms
- Ample Off-Road Parking
- Landscaped Rear Garden
- Benefits from New Pitched Roof, Full Rewire, New External Doors and Windows within the last 2 Year, New Gas Boiler and Fully Boarded Loft with Ladder

The property is entered via a storm porch, which opens into the entrance hall, with stairs rising to the first floor. A doorway leads through to the kitchen, fitted with a range of modern base and wall units, an integrated eye-level oven, induction hob, stainless steel sink and plumbing for a washing machine.

From the kitchen, a further hallway provides access to the side of the property via an external door, along with a ground floor WC and a separate reception room. Currently used as a sitting room, this versatile space could equally lend itself to use as a fourth bedroom, depending on individual requirements.

Returning to the kitchen, the formal lounge is accessed from the opposite side and offers a particularly generous living space, with a window to the front allowing in natural light. A doorway



leads through to the separate dining room, which benefits from a window and sliding patio doors to the side. To the rear, a further door opens into a dedicated hot tub room, complete with patio doors leading directly out to the garden, creating an ideal space for relaxation.

Upstairs, the first floor provides three bedrooms, comprising two double bedrooms with built-in wardrobes and a further small double bedroom. All are served by a shower room.

Outside

To the front, the property benefits from a paved frontage providing off-road parking for multiple vehicles. A gated side access leads through to the rear garden.

The rear garden has been thoughtfully landscaped to create a series of distinct areas, featuring several patio sections, decking, raised beds and artificial grass, offering a low-maintenance outdoor space with plenty of room for relaxing and entertaining. The garden also benefits from two useful outbuildings, comprising a store room and a dedicated workshop.

All measurements are listed on the floor plan.

Agents Notes:

Please note that the property is Non-Standard Construction / Steel Framed. Please speak with your conveyancer

Please note that the AML fee covers the cost of





Ground Floor

First Floor

Total floor area 166.0 m² (1,787 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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carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01354 661166

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