



Sutton Road, Leverington Wisbech
Guide Price £500,000 - £525,000 Freehold

**Sharman
Quinney**

Key Features



- No Onward Chain
- Unique Barn Style New Build
- Approx 0.79 Acre Plot (STS)
- Open Plan Lounge/Diner
- Multiple Outbuildings

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Entrance Hall

Hard flooring, access to bedroom four, WC and lounge/diner

Bedroom Four/Office - 4.14m x 2.53m (13' 6" x 8' 3")

Hard flooring, window to front

Downstairs WC - 1.62m x 2.33m (5' 3" x 7' 7")

Hard flooring, panelled feature wall behind low rise WC, pedestal sink. Please note that the plumbing is in place for a shower to be added so could be easily added if needed

Lounge/Dining Room - 9.66m x 4.99m (31' 8" x 16' 4")



Hard flooring, stairs to first floor with understairs cupboard, two sets of windows and patio doors allowing plenty of natural light and views plus access into the garden

Kitchen - 6.96m x 2.34m (22' 10" x 7' 7")

Hard flooring, window to front and door to the rear, a range of base units in a shaker style with open shelving above, integrated fridge/freezer and double pantry cupboard, stainless steel sink, gas range with overhead extractor fan and space for washing machine and tumble dryer

First floor landing -

Hard flooring, access to all bedrooms and family bathroom plus loft

Bedroom One - 5.06m x 2.76m (16' 7" x 9' 0")

Hard flooring, large down to floor window

Bedroom Two - 2.79m x 3.82m (9' 1" x 12' 6")

Hard flooring, large down to floor window

Ensuite

Hard flooring, panelled feature wall behind low rise WC, bowl sink with mixer tap, walk in shower

Bedroom Three - 2.76m x 3.82m (9' 0" x 12' 6")

Hard flooring, large down to floor window

Family Bathroom - 4.07m x 2.46m (13' 4" x 8' 0")

Hard flooring, panelled walls, Velux window to front and small window to side, low rise WC





Ground Floor



First Floor

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Outside -

The property is located down a private, single-track lane leading to the gated entrance and parking for multiple cars, there is also a car port. The garden leads round to the side and rear of the house and is nicely landscaped, the outbuilding once used as stables and a tac room, currently used as a gym and workshop could be easily converted back if needed. There is a large vegetable garden. The rest of the 0.79-acre plot is laid to lawn and is fenced, perfect for equestrian use.

To view this property call Sharman Quinney on:
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 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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