



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

Guide Price £500,000 - £525,000

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

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.focalagent.com

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:
01354 661166

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC206003 - 0005

