



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





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](http://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.

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