

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU  
**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**WINDY RIDGE  
ROMAN BANK, LEVERINGTON  
PE13 5AR**

**THE PROPERTY:** BEAUTIFULLY PRESENTED, VERY DECEPTIVE, CONSIDERABLY EXTENDED TWO DOUBLE BEDROOMED DETACHED BUNGALOW SITUATED BACKING ONTO OPEN FIELDS \* 19FT KITCHEN \* 23FT LOUNGE \* LOVELY CONSERVATORY \* MULTI-VEHICLE OFF ROAD PARKING \* SUPERB LANDSCAPED, SPLIT-LEVEL GARDENS TO REAR \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, PUB AND POST OFFICE! \* BE THE FIRST TO VIEW!

**THE PRICE:**

**£235,000**

**FREEHOLD EPC BAND D**

**REF.8688**

**SELLING? FREE, FREE, VALUATIONS!**

For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



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**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the A1101 Long Sutton/Sleaford exit over Freedom Bridge. Follow the road for about ¾ mile to the traffic lights and fork left signed Leverington. Follow the road for a short distance and fork right by the Rising Sun into Church Road, signed Gorefield. Proceed to the Church and proceed straight across in front of the Church. The property is on the left-hand side in due course.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:**

**LOUNGE/DINER:** 23' 5" (max) x 10' 2" (max) With double glazed French doors to conservatory.

**FITTED KITCHEN/BREAKFAST ROOM:**

19' 7" (max) x 15' 7" (max) 'L' shaped with part tiled floor, range of wall cupboards, fitted double cupboard housing Viessman gas fired wall mounted combi-boiler, preparation surfaces with drawers & cupboards under, space/plumbing for washing machine, range of wall cupboards, Hotpoint electric cooker, electric hob hood, exposed brick archway, access via folding ladder to part boarded loft with lighting.

**UPVC CONSERVATORY:** 12' 7" (max) x 6' 2" (max) With laminate floor, double glazed door to rear garden.

**BATHROOM/W.C.:** With tiled floor, part tiled walls, low level W.C., pedestal wash basin with mixer tap, tiled & screened shower cubicle with thermostatic shower, heated towel rail, extractor fan.

**BEDROOM NO 1:** 13' 10" (max) x 10' 9" (max) With bay window, low level W.C., hand wash basin with mixer tap.

**BEDROOM NO 2:** 10' 8" (max) x 10' 2" (max) With bay window.

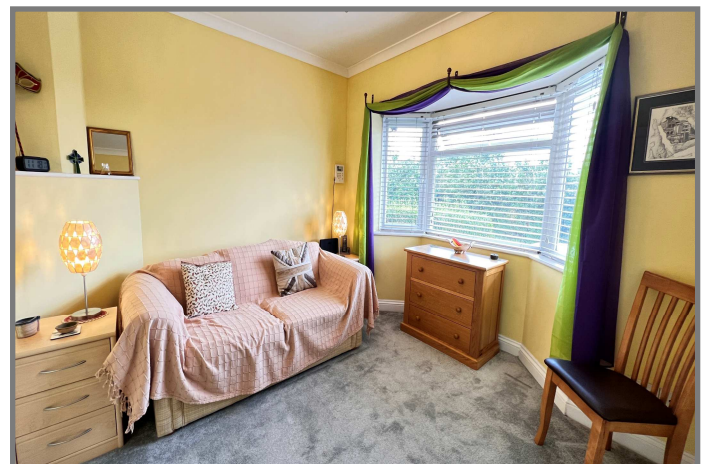
**OUTSIDE:** **COLD WATER TAP : OUTSIDE LIGHTS : 2 TIMBER STORE SHEDS**

**GARDENS:** To front, not overlooked and down to a block paved multi-vehicle off road parking space with raised beds/borders etc. Wrought iron gate to side opens onto a paved pathway leading to the landscaped, ornamental, split level rear gardens which is part laid to lawn with terrace, beds and borders, paved patio, decking, trees, shrubs and conifers.

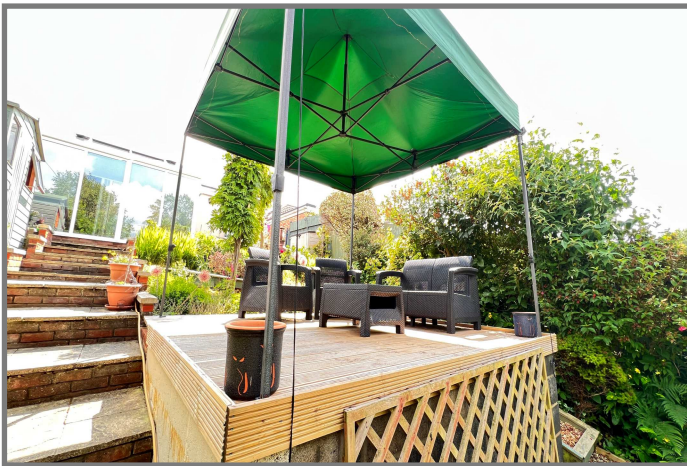
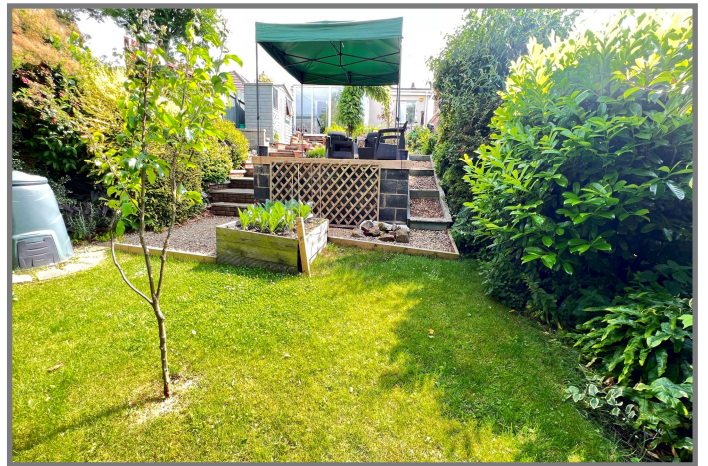
N.B. Please note that the property had a new boiler fitted in September 2023.



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## Roman Bank

