

**ROBERT  
HALE  
HOMES FOR  
SALE**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**27 DOWGATE ROAD  
LEVERINGTON  
PE13 5DJ**

**THE PROPERTY:** SPACIOUS THREE BEDROOM DETACHED CHALET BUNGALOW SITUATED ON A HUGE PLOT IN THIS HIGHLY SOUGHT AFTER PRIVATE LANE \*HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL PUB POST OFFICE \*22' LOUNGE \*16' KITCHEN \*UTILITY \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING \*LOVELY GARDENS TO REAR \*MULTI VEHICLE OFF ROAD PARKING PLUS GARAGE PLUS CAR PORT \*HUGE POTENTIAL SO BE THE FIRST TO VIEW!

**THE PRICE:**

**£325,000**

**FREEHOLD EPC BAND**

**REF. 8690**

**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.



**REF. 8690 27 DOWGATE ROAD, LEVERINGTON**

**COUNCIL TAX: BAND D 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 then fork left at the traffic lights signed Leverington. After a short distance turn left into a private lane. Proceed to the end of the lane to the property.

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

**ENTRANCE PORCH:** With lantern.

**ENTRANCE HALL:** With stairway off, under stairs cupboard.

**LOUNGE/DINER:** 22'3" (max) x 14' (max) With tiled fire place, feature archway.

**KITCHEN:** 16'7" (max) x 11'4" (max) With built in airing cupboard housing gas fired C/H boiler, built in cloaks cupboard, walk in larder with shelving, preparation surfaces with drawers and cupboards under, gas cooker point, inset single drainer sink unit with mixer tap and cupboards under, wall cupboards, display unit with glazed door, display shelving, part tiled walls.

**GROUND FLOOR CLOAK ROOM/W.C.:**

With low level w.c., hand wash basin.

**GROUND FLOOR BATHROOM:**

With inset hand wash basin with cupboard under, panelled bath, built in airing cupboard housing hot water cylinder.

**UTILITY:** 9' (max) x 6'4" (max) With work top with space/plumbing under for automatic washing machine and space/vent for tumble drier, wall cupboard.

**GROUND FLOOR BEDROOM 1:**

12'1" (max) x 10'5" (max)

**FIRST FLOOR:**

**LANDING:**

**BEDROOM NO 2:** 14'3" (max) x 13' (max) With range of fitted wardrobe/cupboards with blanket cupboards over.

**BEDROOM NO 2:** 14'2" (max) x 13'4" (max) With built in double wardrobe with blanket cupboards over.

**OUTSIDE:** **OUTSIDE LIGHTS: SUMMER HOUSE: OUTSIDE TAP: TIMBER GARDEN SHED:**

**OUTSIDE W.C.:** With low level w.c., pedestal wash basin.

**BRICK GARAGE:** 18'9" (max) x 11' (max) With power and lighting, joist storage.

**CAR PORT:** 20' (max) x 9'2" (max)

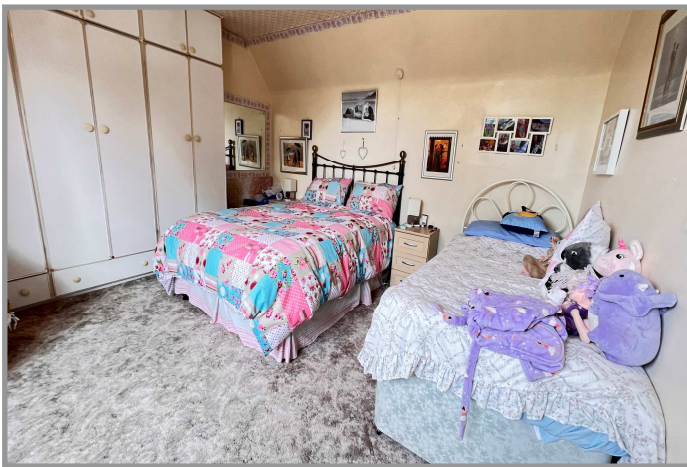
**GARDENS:** To front laid to lawn with shrubs, borders, pathways and an extensive shingle off road multi vehicle parking space which extends along the side of the property. Lovely enclosed garden to rear laid to lawn with numerous trees, shrubs, borders, pathways, patios and an ornamental pond.

The "Woodland" area on the other side of the lane, directly opposite the property is within the ownership of the property.

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