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7 DAYS

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**BRAMLEY COTTAGE
SUTTON ROAD
LEVERINGTON
PE13 5DY**

THE PROPERTY: AN EXQUISITE FOUR BEDROOM DETACHED 'COUNTRY HOUSE' SITUATED ON SUPERB LANDSCAPED GARDENS OVERLOOKING OPEN FIELDS TO FRONT AND REAR *SUPERB FITTED KITCHEN *LOVELY CONSERVATORY *2 BATH/SHOWER ROOMS *21' MAIN BEDROOM *OIL FIRED CENTRAL HEATING *DOUBLE GLAZING *2 BEDROOM MOBILE HOME *800 SQ FT WORKSHOP *EARLY VIEWING ABSOLUTELY ESSENTIAL TO AVOID DISAPPOINTMENT!

THE PRICE: oieo £450,000 **FREEHOLD EPC BAND E** **REF. 8712**

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. 8712 BRAMLEY COTTAGE, SUTTON ROAD, LEVERINGTON

COUNCIL TAX: **BAND D FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Town Centre roundabout take the A1101 Long Sutton/Sleaford exit over Freedom Bridge. Follow the main road for about 1.9 miles and the property is on the right hand side shortly before Bledwick Drove.

THE ACCOMMODATION: (Dimensions given are approximate only)

SPACIOUS ENTRANCE HALL:

With tiled floor, built-in double store cupboard.

LOUNGE: 22'2" (max) x 14' (max) With feature fire surround enclosing a fitted "flame effect" electric fire, double glazed French doors to rear garden.

GROUND FLOOR BEDROOM 4:

13'1" (max) x 11'4" (max)

FITTED KITCHEN/BREAKFAST ROOM:

11'8" (max) x 11'2" (max) With tiled floor, Island preparation surface with cupboards under, additional preparation surfaces with drawers and cupboards under, built-in dishwasher, range of wall cupboards, inset stainless steel single drainer 1 ½ bowl sink unit with cupboards under, built-in electric oven, built-in electric hob, electric hob hood, built-in fridge.

GROUND FLOOR W.C./SHOWER ROOM:

With tiled floor, Quadrant shower cubicle with thermostatic valve, pedestal wash basin, low level w.c., extractor fan.

INNER HALL:

With tiled floor, stairway off, French door to conservatory.

UTILITY:

11'9" (max) x 11'8" (max) With range of wall cupboards, work top with drawers and cupboards under space/plumbing for automatic washing machine, space for condensing tumble drier.

UPVC CONSERVATORY:

17'10" (max) x 11'1" (max) With tiled floor, double glazed French doors to rear garden.

FIRST FLOOR:

LANDING:

BATHROOM/W.C.:

With integrated hand wash basin with mixer tap and cupboards under, integrated low level w.c., heated towel rail, panelled bath with mixer tap and shower attachment.

BEDROOM NO 1:

21' (max) x 13'9" (max) With built-in airing cupboard housing hot water cylinder, extensive range of built-in wardrobe/cupboards.

BEDROOM NO 2:

12'9" (max) x 11'4" (max) With built-in wardrobe/cupboard with mirror door.

BEDROOM NO 3:

11'7" (max) x 9'8 (max) With built-in double wardrobe/cupboard, built-in single wardrobe/cupboard.

OUTSIDE:

COLD WATER TAP: EXTERNAL POWER POINTS:

GRANT OIL FIRED BOILER: 40' TWO BEDROOM STATIC CARAVAN:

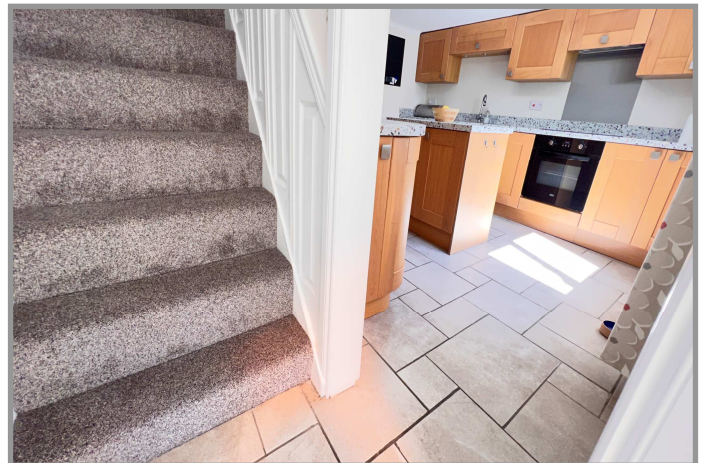
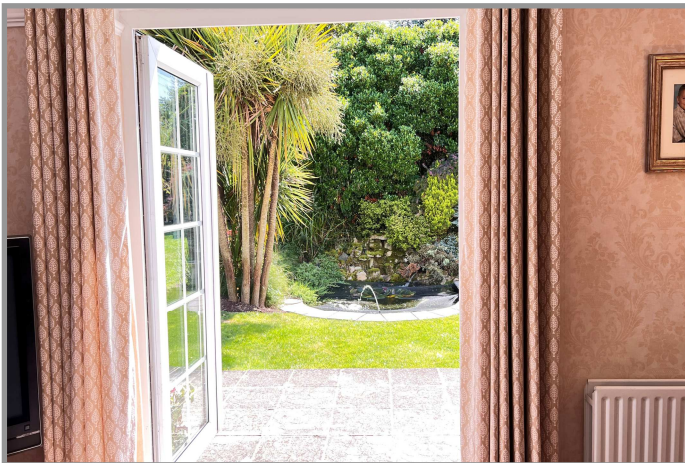
SUMMER HOUSE:

10' (max) x 8' (max)

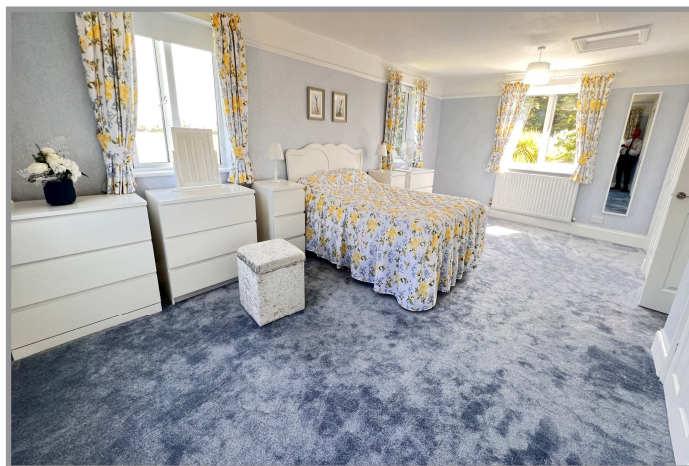
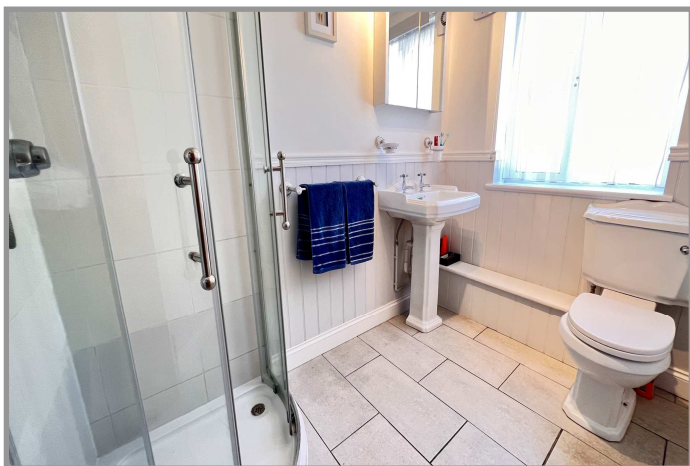
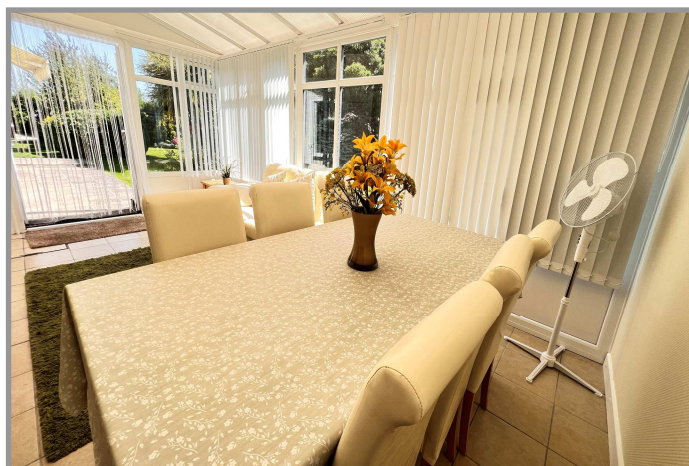
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WORKSHOP: 42' (max) x 20' (max) With power and lighting

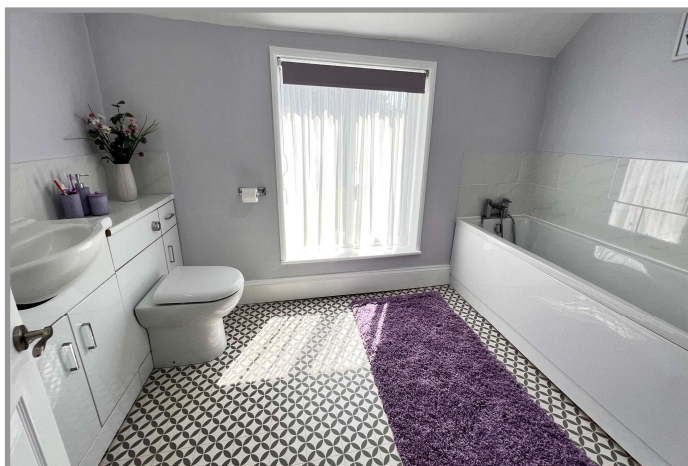
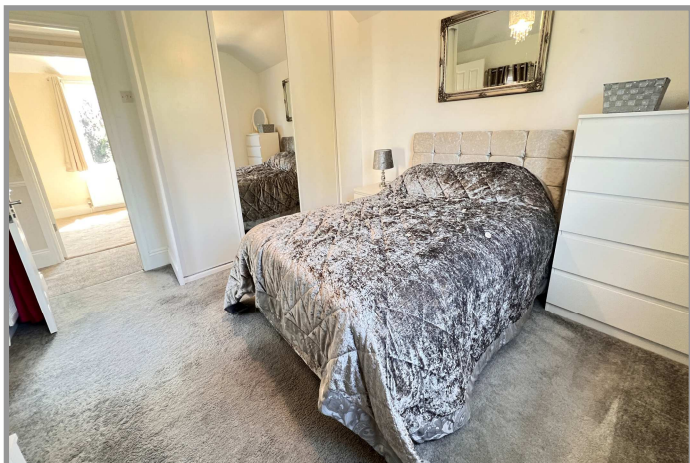
GARDENS: To side, down to a shingle multi vehicle off road parking area and overlooking open fields. Timber gate to side opens on to the generous enclosed rear garden which also overlooks open fields and is mainly laid to lawn with numerous trees and shrubs. Gardens to side also laid to lawn with numerous trees, shrubs, paved patio and ornamental pond.



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