

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**21, CHAUCER CLOSE
LEVERINGTON, PE13 5AZ**

THE PROPERTY: VERY DECEPTIVE, CONSIDERABLY EXTENDED FOUR BEDROOMED DETACHED BUNGALOW SITUATED IN A SOUGHT AFTER RESIDENTIAL CUL DE SAC IN A HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN SCHOOL, SHOP/POST OFFICE * 27' OPEN PLAN LOUNGE/FITTED KITCHEN * 17' SEPARATE DINING ROOM/GARDEN ROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * MASTER BEDROOM WITH EN SUITE SHOWER/W.C. * ENCLOSED GARDENS TO REAR * EXTENSIVE MULTI VEHICLE OFF ROAD PARKING * 186sq.ft WOKSHOP * VIEW QUICKLY!

THE PRICE: oioo £269,995 FREEHOLD EPC BAND C

REF. 8794

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.



COUNCIL TAX: **BAND C FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about .7 of a mile then fork left at the traffic lights signed Leverington. Follow the road and at the Rising Sun Pub fork right , then turn first left into Milton Drive. Then first right into Chaucer Close.

THE ACCOMMODATION: (Dimensions given are approximate only)

OPEN PLAN LOUNGE/DINER/KITCHEN:

27'(max) x 19'(max) `L` shaped with bi folding doors;

LOUNGE AREA: With laminate floor;

FITTED KITCHEN/BREAKFAST ROOM AREA:

With tiled floor, Island unit with breakfast bar, preparation surfaces with cupboards under & built in electric hob, additional preparation surfaces with drawers & cupboards under, built in electric oven, built in fridge & freezer, range of wall cupboards, space/plumbing for dishwasher, inset single drainer sink unit with mixer tap & cupboard under;

INNER HALL: With laminate floor;

UTILITY:

10'4"(max) x 8'8"(max) `L` shaped with tiled floor, range of wall cupboards, work top with space/plumbing for automatic washing machine and space for condensing tumble drier, Vaillant gas fired wall mouted combi boiler, inset stainless steel single drainer sink unit with mixer tap & cupboards under;

DINING ROOM/GARDEN ROOM:

17'6"(max) x 8'5"(max) with laminate floor, double glazed French doors to rear garden;

BATHROOM/W.C.:

With inset hand wash basin with mixer tap & cupboards under, low level w.c., tiled floor, freestanding oval bath with freestanding mixer tap & shower, part tiled walls, extractor fan;

BEDROOM NO 1:

16'9"(max) x 11'4"(max) with laminate floor, fitted wardrobe/cupboard;

EN SUITE SHOWER ROOM/W.C.:

With tiled floor, tiled walls, low level w.c., pedestal wash basin, tiled shower area with multi jet power shower, heated towel rail;

BEDROOM NO 2:

13'1"(max) x 7'7"(max) with fitted wardrobe/cupboard, fitted shelving;

BEDROOM NO 3:

14'9"(max) x 5'1"(max) with laminate floor;

BEDROOM NO 4:

9'10"(max) x 8'6"(max) with laminate floor, built in double wardrobe/cupboard;

OUTSIDE:

COLD WATER TAP: WORKSHOP 186sq.ft

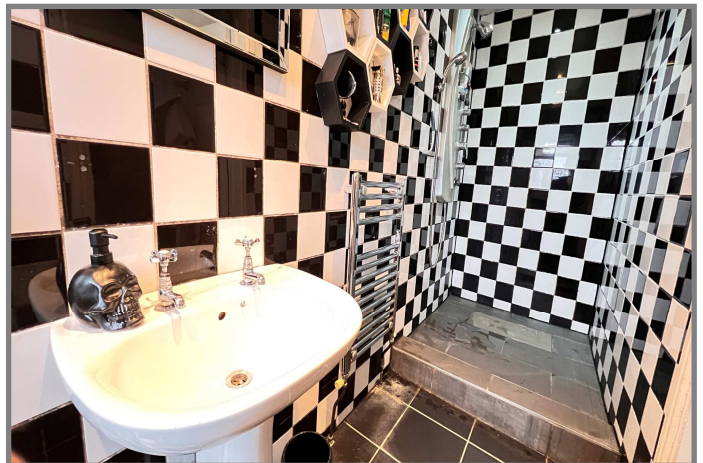
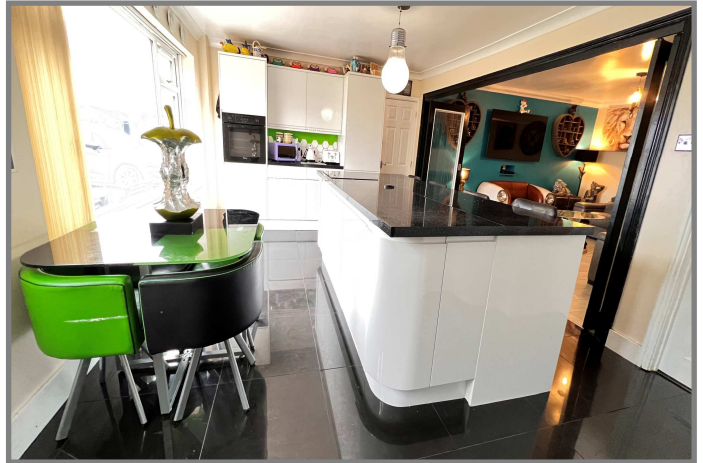
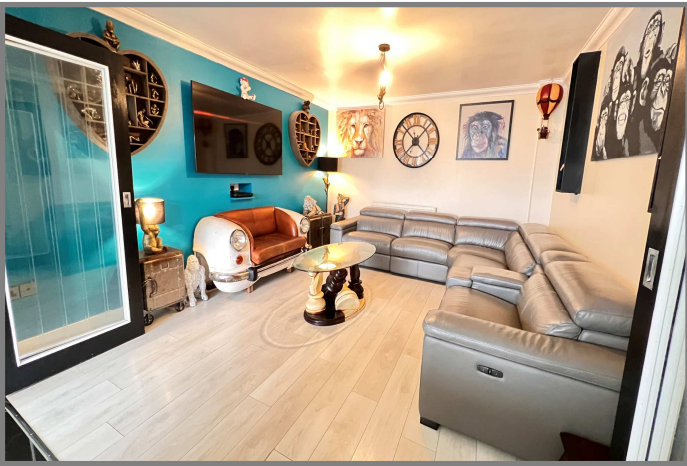
GARAGE:

18'8"(max) x 10'(max) with power & lighting;

GARDENS:

Low maintenance gardens to front, down to a shingle multi vehicle off road parking space with shrubs, trees and a driveway/additional off road parking space. Timber gate to side opens onto a pathway leading to the enclosed rear garden which is laid to lawn with paved patio and shingle pathway.

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