

**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**



**31, MILTON DRIVE  
LEVERINGTON, PE13 5DF**

**THE PROPERTY:** VERY DECEPTIVE, EXTENDED, THREE BEDROOMED LINK DETACHED CHALET HOUSE IN THIS HIGHLY SOUGHT AFTER CUL DE SAC IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, PUB & SHOP \* GENEROUS LOUNGE/DINER \* FITTED KITCHEN WITH A WEALTH OF BUILT IN APPLIANCES \* 19' GROUND FLOOR MASTER BEDROOM WITH EN SUITE SHOWER/W.C. \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* 19' GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING \* LOVELY GENEROUS LANDSCAPED GARDEN TO FRONT & REAR \* PRICED TO SELL, SO VIEW QUICKLY!

**THE PRICE: £250,000 FREEHOLD EPC BAND C REF. 8807**

**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: 8807 31, MILTON DRIVE, LEVERINGTON**

**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 0.8 of a mile and for left at the traffic lights signed Leverington. Follow the road and at the Rising Sun Pub fork right signed Gorefield, then turn first left into Milton Drive. It is the second house on the right hand side.

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

**ENTRANCE HALL:** With stairway off;

**LOUNGE/DINER:** 19'(max) x 18'10"(max) 'L' shaped with fitted electric flame effect fire;

**FITTED KITCHEN:** 10'4"(max) x 9'6"(max) with tiled floor, part tiled walls, preparation surfaces with drawers & cupboards under, inset single drainer sink unit with mixer tap & cupboards under, built in dishwasher, built in electric oven, built in fridge, built in freezer, built in gas hob, electric hob hood, range of wall cupboards, space/plumbing for automatic washing machine

**GROUND FLOOR BEDROOM NO 1:**

19'2"(max) x 8'9"(max) 'L' shaped with built in double wardrobe/cupboard with blanket cupboard over;

**EN SUITE SHOWER ROOM/W.C.:**

With low level w.c. Quadrant shower cubicle with thermostatic shower, pedestal wash basin with mixer tap, tiled walls, tiled floor, extractor fan;

**FIRST FLOOR:**

**LANDING:** With built in airing cupboard housing Worcester gas fired central heating wall mounted combi boiler;

**BATHROOM/W.C.:** With low level w.c., pedestal wash basin, panelled bath with mixer tap & shower attachment, tiled walls, extractor fan;

**BEDROOM NO 2:** 12'(max) x 11'7"(max) into wardrobe, with full width range of fitted units including wardrobe/cupboards & dressing unit, access to side loft storage;

**BEDROOM NO 3:** 11'8"(max) x 10'5"(max) with access to side loft;

**OUTSIDE: TIMBER STORE SHED: COLD WATER TAP: OUTSIDE LIGHTS:**

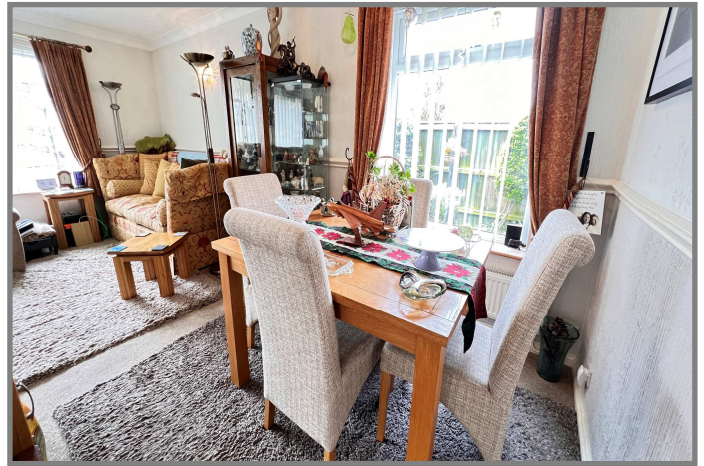
**GARAGE:** 19'4"(max) x 8'3"(max) with up & over door, personal door, power & lighting;

**GARDENS:** Good gardens to front laid to lawn with borders, shrubs, beds & conifers and a concrete driveway/multi vehicle off road parking area. Timber gate to side opens on to a concrete pathway leading to the attractive & generous side & rear garden which is laid to lawn with numerous trees, shrubs, paved patio with pergola over and an ornamental pond.





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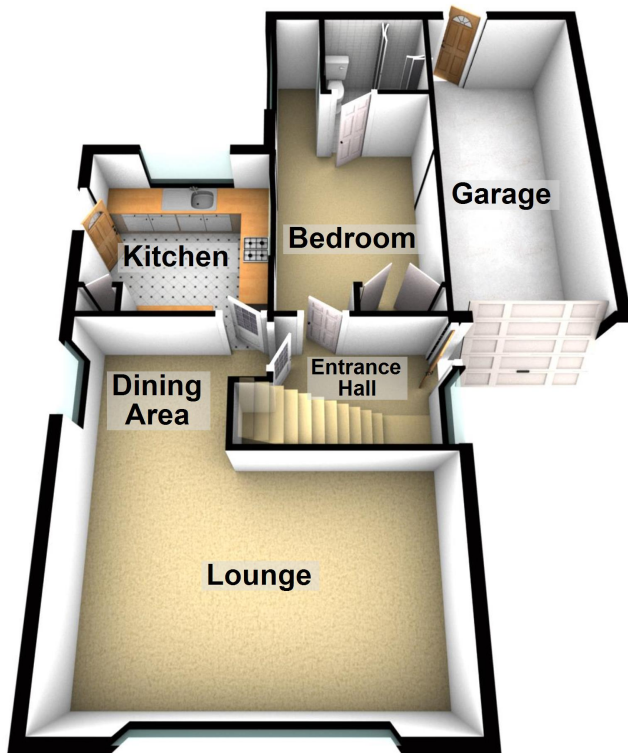




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### Ground Floor



### First Floor

