

**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



**72, GOREFIELD ROAD,
LEVERINGTON, PE13 5AT**

THE PROPERTY: SUPERB, EXTENDED & SPACIOUS & VERY DECEPTIVE TWO DOUBLE BEDROOMED DETACHED BUNGALOW IN THIS HIGHLY POPULAR VILLAGE * 23' LOUNGE * 20' DINING ROOM/ RECEPTION ROOM * FITTED KITCHEN WITH A WEALTH OF BUILT IN APPLIANCES * USEFUL UTILITY * 3 BATH/SHOWER ROOMS (2 en suite) * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * FABULOUS LANDSCAPED GARDENS TO REAR * MULTI VEHICLE OFF ROAD PARKING * LOVELY SUMMERHOUSE * NO UPWARD CHAIN" * DON'T DELAY, VIEW TODAY!

THE PRICE: **£295,000** **FREEHOLD EPC BAND D** **REF. 8824**

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: 8824 72, GOREFIELD ROAD, 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 main route for 0.8 of a mile then at the traffic lights fork left signed Leverington. Follow the road for a short distance and then fork right signed Gorefield, by the Rising Sun pub. Follow the road to the Church and follow the round in front of the church into Gorefield Road., The property is on the right hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 23'4"(max) x 13'9"(max) with feature fire surround;

DINING/RECEPTION ROOM: 20'(max) x 10'6"(ma) with oak floor, access to small loft;

FITTED KITCHEN: 13'8"(max) x 11'1"(max) with tiled floor, part tiled walls, peninsular breakfast bar with drawers under, built in dishwasher, built in freezer, cupboard housing VISSMAN gas fired wall mounted combi boiler, built in electric double oven, built in gas hob, electric hob hood, inset single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, preparation surfaces with drawers & cupboards under, built in fridge, range of wall cupboards;

UTILITY: 7'8"(max) x 6'2"(max) with tiled floor, work top with cupboards under and space/plumbing for automatic washing machine, fitted store cupboard;

INNER HLL: With built in store cupboard;

FAMILY BATHROOM/W.C.: With tiled floor, part tiled walls, inset hand wash basin with mixer tap & drawers under, panelled bath with mixer tap & shower attachment, low level w.c., heated towel rail;

BEDROOM NO 1: 13'1"(max) x 11'9"(max) 'L' shaped;

EN SUITE SHOWER ROOM/W.C.: With tiled & screened shower cubicle with thermostatic shower, inset hand wash basin with mixer tap & cupboards under, low level w.c., heated towel rail, shaver point, extractor fan, tile floor;

BEDROOM NO 2: 11'9"(max) x 11'5"(max) 'L' shaped;

EN SUITE DRESSING AREA: With tiled floor;

ENSUITE SHOWER ROOM/W.C.: With tiled & screened double shower cubicle with thermostatic shower, pedestal wash basin with mixer tap, low level w.c., part tiled walls, heated towel rail, extractor fan, shaver point;

OUTSIDE: **OUTSIDE LIGHT: COLD WATER TAP: EXTERNAL POWER POINT: SUMMER HOUSE: 14'1"(max) x (7'6"(max) with power;**

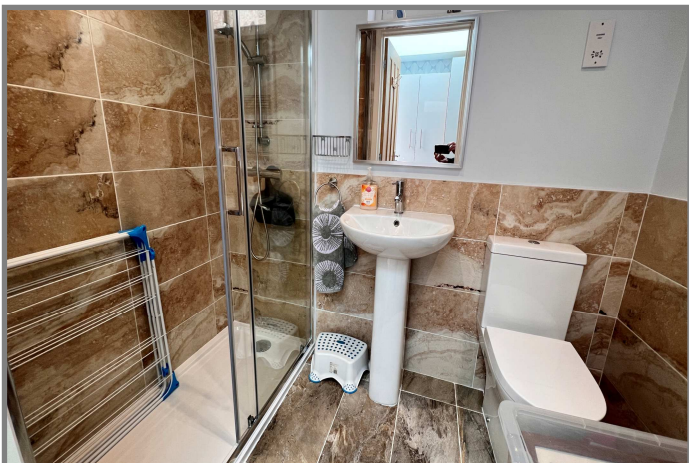
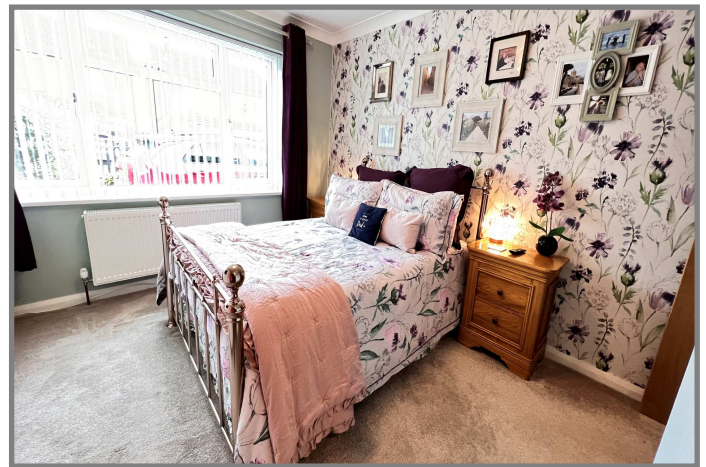
WORKSHOP: 12'(max) x 7'8"(max) with power & lighting;

GARDENS: To front down to a multi vehicle off road parking area with lawns, beds, borders, shrubs & trees. Timber gate to side opens on to the attractive side garden which is part laid to lawn with raised beds, border & shrubs and paved patio with pergola over. Fabulous landscaped enclosed ornamental gardens to rear also laid to lawn with numerous borders, beds, shrubs and a very extensive paved patio with pergola over.

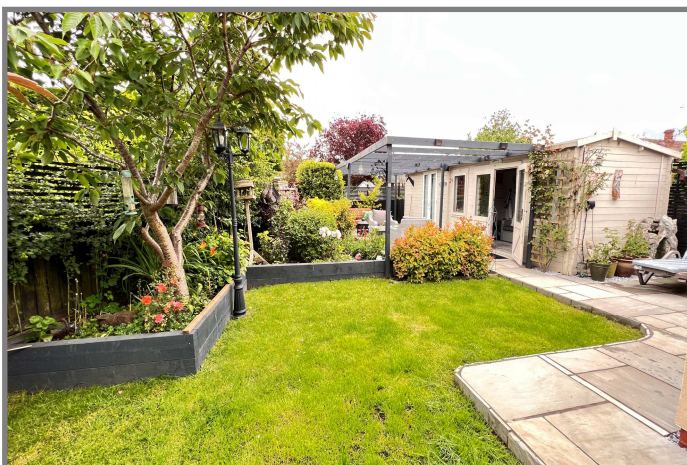
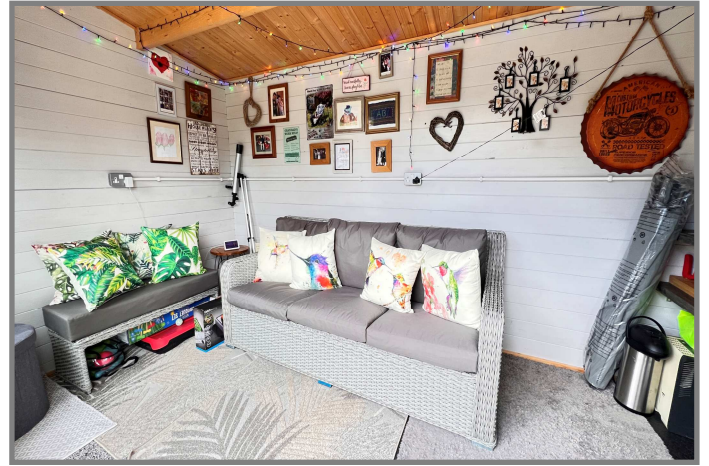
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