

**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



**106, LEVERINGTON COMMON
PE13 5BW**

THE PROPERTY: BEAUTIFULLY PRESENTED, DECEPTIVELY SPACIOUS THREE BEDROOMED DETACHED BUNGALOW IN THIS HIGHLY POPULAR VILLAGE * 15' FITTED KITCHEN * MASTER BEDROOM WITH EN SUITE SHOWER/W.C. * USEFUL UTILITY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * LOVELY LOW MAINTENANCE LANDSCAPED ENCLOSED GARDENS TO REAR * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: £280,000 FREEHOLD EPC BAND D REF. 8845

SELLING? FREE, FREE, VALUATIONS!



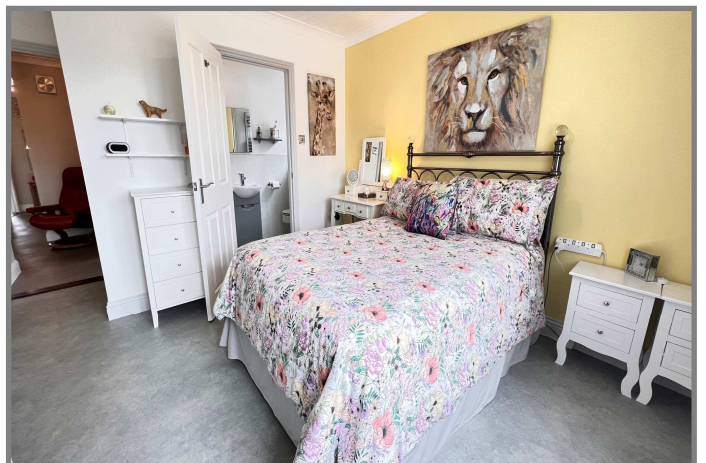
For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



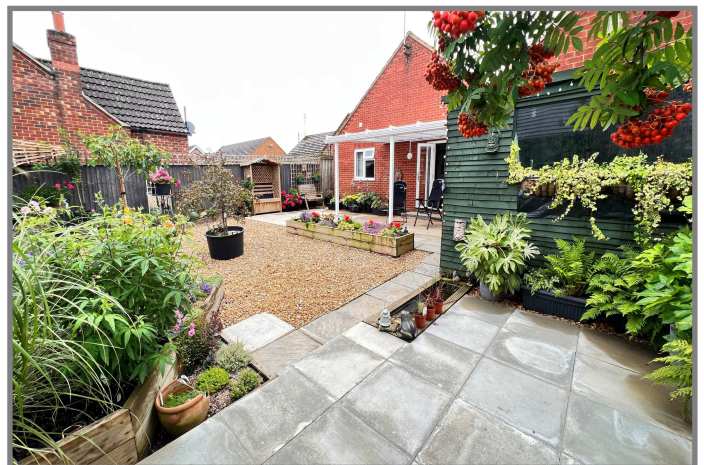
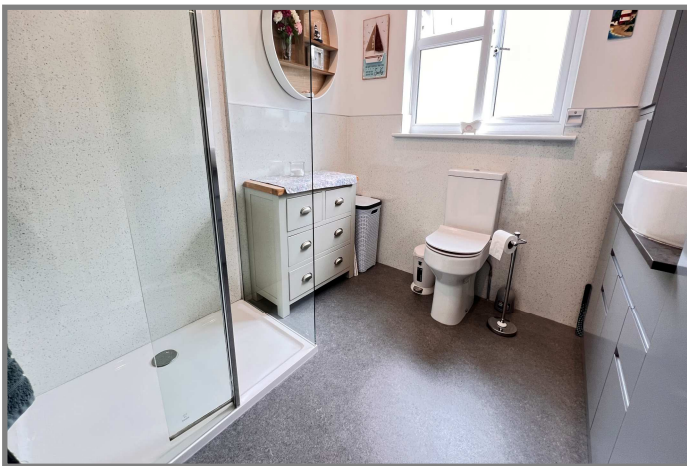
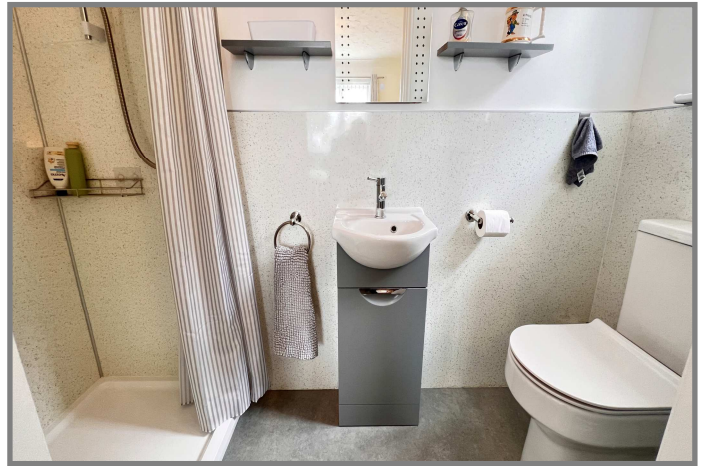
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COUNCIL TAX:	BAND C FENLAND DISTRICT COUNCIL
HOW TO GET THERE:	From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about 1.4 miles to the traffic lights and fork left signed Leverington. Follow the main route and the property will be seen on the right hand side.
THE ACCOMMODATION:	(Dimensions given are approximate only)
ENTRANCE PORCH:	With light;
ENTRANCE HALL:	With access via foldaway ladder to part boarded loft with power & lighting, built in linen cupboard, C/H programmer;
LOUNGE:	18`8"(max) x 12`9"(max) with feature tiled fire surround enclosing a `flame effect` electric fire;
FITTED KITCHEN/DINER:	15`7"(max) x 13`5"(max) with range of wall cupboards, preparation surfaces with drawers & cupboards under, space/plumbing for dishwasher, built in gas hob, built in electric oven, electric hob hood, inset single drainer sink unit with mixer tap & cupboards under, shelving, larder cupboard, double glazed french doors to rear garden;
UTILITY:	With work top with space/plumbing under for automatic washing machine, VIESSMAN gas fired wall mounted combi boiler;
FAMILY SHOWER ROOM/W.C.:	With heated towel rail, low level w.c., tiled & screened shower cubicle with Mira electric shower, fitted cupboards, oval hand wash basin with mixer tap & drawers under, extractor fan;
BEDROOM NO 1:	15`4"(max) x 11`9"(max) `L` shaped with free standing range of wardrobes/cupboards/drawers;
EN SUITE SHOWER ROOM/W.C.:	With low level w.c., inset hand wash basin with mixer tap & cupboards under, shower cubicle with Mira electric shower, extractor fan, heated towel rail;
BEDROOM NO 2:	11`1"(max) x 10`9"(max) with free standing range of wardrobes/cupboards/drawers;
BEDROOM NO 3:	11`1"(max) x 8`5"(max);
OUTSIDE:	CAR PORT: SECURITY LIGHT: LEAN TO TIMBER STORE with power & lighting;
GARAGE:	18`8"(max) x 10`1"(max) with up & over door, power & lighting, access to loft, personal door;
GARDENS:	Low maintenance gardens to front, down to shingle with raised beds & a concrete driveway/turn round/multi vehicle off road parking space, which also extends along the side of the property. Enclosed low maintenance gardens to rear down to shingle with raised beds, `wild life` pond, paved patio & granite patio with canopy over. Timber gate to side opens to a paved pathway leading from front to rear.

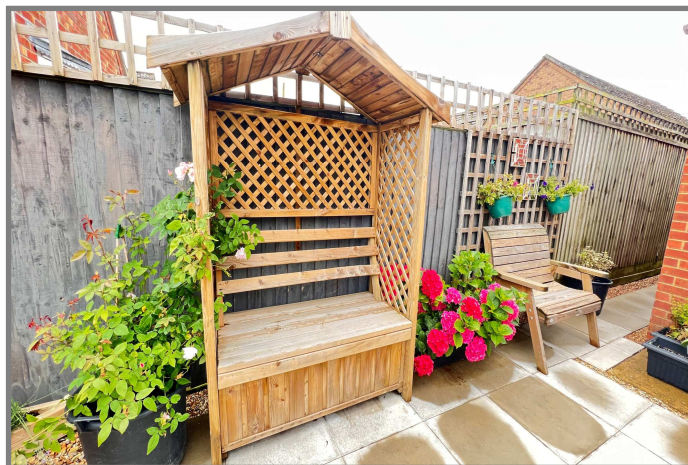
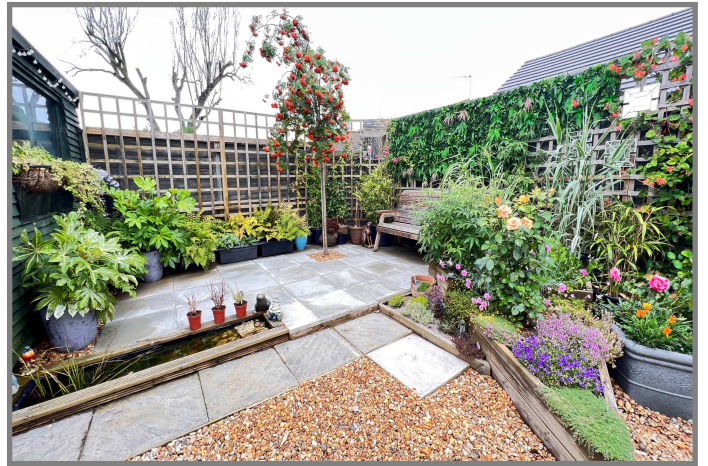
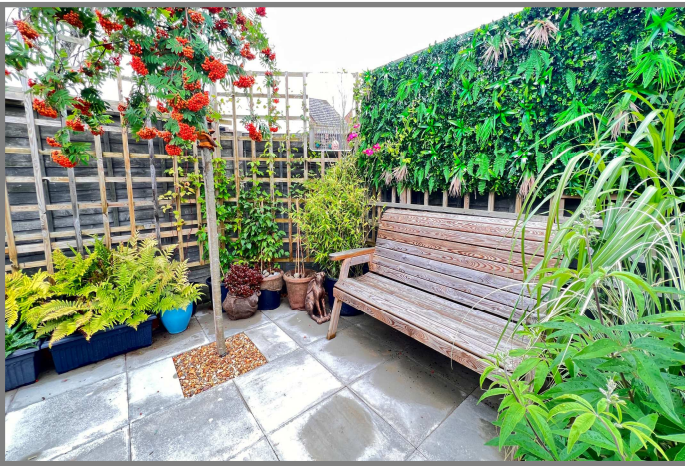
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