

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU  
**WISBECH**

**01945 465222**

E-mail:  
wisbech@robert-hale-homes.co.uk

Website:  
www.robert-hale-homes.co.uk

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**11 LEVERINGTON ROAD  
WISBECH  
PE13 1PH**

**THE PROPERTY:** A HUGE FOUR/FIVE BEDROOM EXTENDED FAMILY HOUSE SITUATED ON A GENEROUS PLOT VERY CLOSE TO THE TOWN CENTRE \*400 SQ FT LOUNGE \*20' KITCHEN \*20' GARDEN ROOM \*2 BATH/SHOWER ROOMS (1 EN-SUITE) \*19' CONSERVATORY \*SEPARATE DINING ROOM/GROUND FLOOR BEDROOM 5 \*370 SQ FT DOUBLE GARAGE/WORKSHOP PLUS ADDITION SINGLE GARAGE \*MASSIVE OFF ROAD PARKING \*LOVELY GARDENS TO SIDE \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING \*A FABULOUS FAMILY HOME & WITH GREAT ADDITIONAL POTENTIAL!

**THE PRICE:** OIEO £365,000 FREEHOLD EPC BAND D REF. 8854

**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. 8854 11 LEVERINGTON ROAD, WISBECH**

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

**HOW TO GET THERE:** From the Wisbech town centre round about take the A1101 Long Sutton/Sleaford exit over Freedom Bridge. After about ¼ mile there is a sharp left hand bend, the property is immediately on the left hand side, after the bend.

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

**ENTRANCE HALL:** With laminate floor, stairway off, under stairs cupboard.

**LOUNGE:** 21' (max) x 20' (max) With parquet floor, double glazed patio doors to rear garden, electric "flame effect" fire.

**DINING ROOM/GROUND FLOOR BEDROOM 5:**

14' (max) x 13'4" (max)

**KITCHEN/DINER:** 20' (max) x 13'2" (max) With laminate floor, built-in store cupboard, walk-in larder, "Island" preparation surface with drawers and cupboards under, space/plumbing for dishwasher, inset corner stainless steel sink unit with mixer tap and matching drainer, preparation surfaces with cupboards under, gas range with electric hob hood over, glazed double doors to:

**GARDEN ROOM:** 20'2" (max) x 7'8" (max) With double glazed French doors to rear garden.

**REAR LOBBY:** With laminate floor.

**GROUND FLOOR CLOAKROOM/W.C.:**

With tiled floor, low level w.c., pedestal wash basin with mixer tap.

**UTILITY:** 10' (max) x 8' (max) With laminate floor, space/plumbing for automatic washing machine, space for tumble drier, worktop, inset stainless steel single drainer sink unit with cupboards under, part tiled walls, Intergas gas fired wall mounted C/H boiler.

**UPVC LEAN TO CONSERVATORY:**

19' (max) x 12' (max)

**FIRST FLOOR:**

**LANDING:**

**FAMILY W/C./SHOWER ROOM.:**

Tiled floor, Quadrant shower cubicle with thermostatic shower, low level w.c., pedestal wash basin with mixer tap, part tiled walls, access to loft, heated towel rail.

**BEDROOM NO 1:** 16'4" (max) x 13'7" (max) With full width range of fitted units including wardrobe/cupboards, blanket cupboards and bedside tables, build-in wardrobe/cupboards with mirror doors, built-in airing cupboard with hot water cylinder.

**EN SUITE BATHROOM/ W.C.:** With tiled floor part tiled walls, low level w.c., pedestal wash basin, shower/bath with mixer tap and Triton electric shower overhead, heated towel rail.

**BEDROOM NO 2:** 12'10" (max) x 11'1" (max) With built-in cupboard housing hot water cylinder.

**BEDROOM NO 3:** 11'10" (max) x 11' (max)

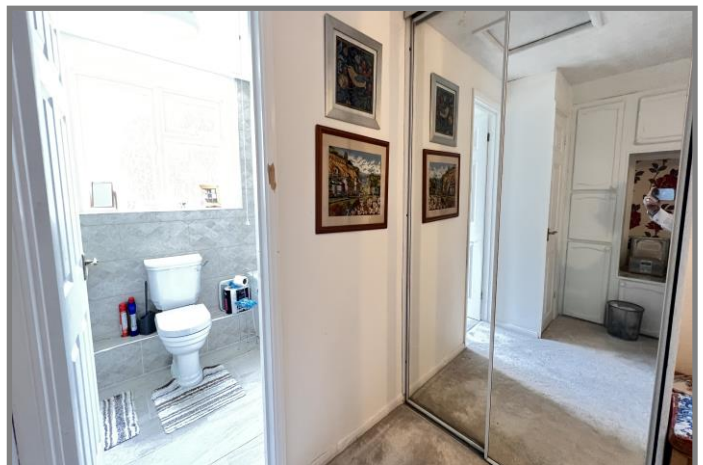
**BEDROOM NO 4:** 7'9" (max) x 7'7" (max)



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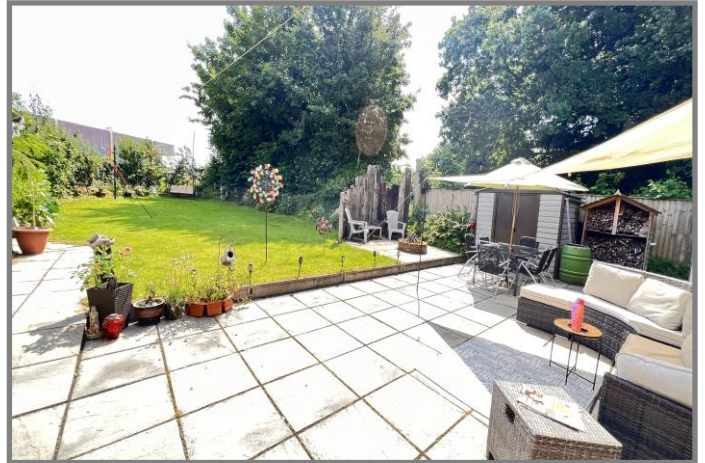
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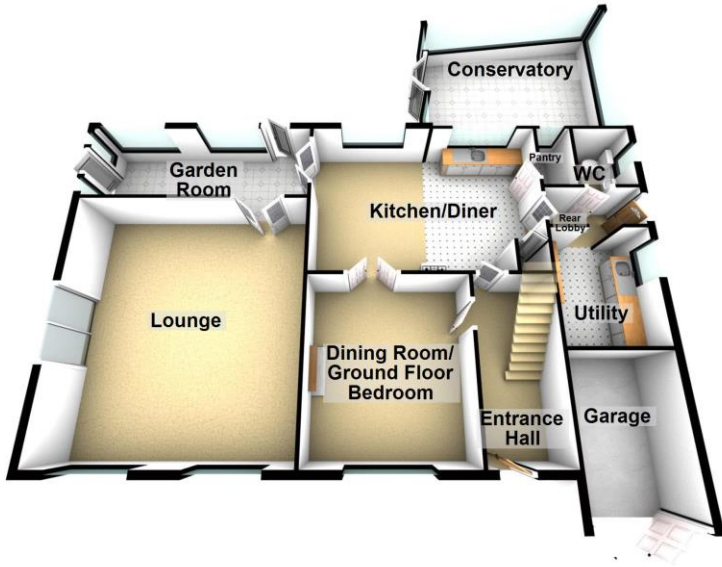


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Ground Floor



First Floor

