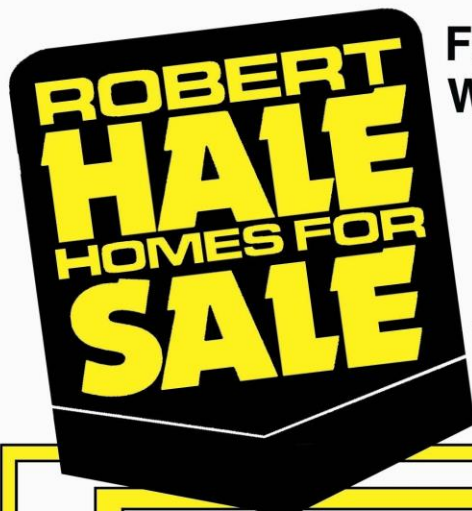




Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU

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:

£305,000 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)

REF. 8854 11 LEVERINGTON ROAD, WISBECH

OUTSIDE:

GREEN HOUSE: TWO SECTIONAL STORES:

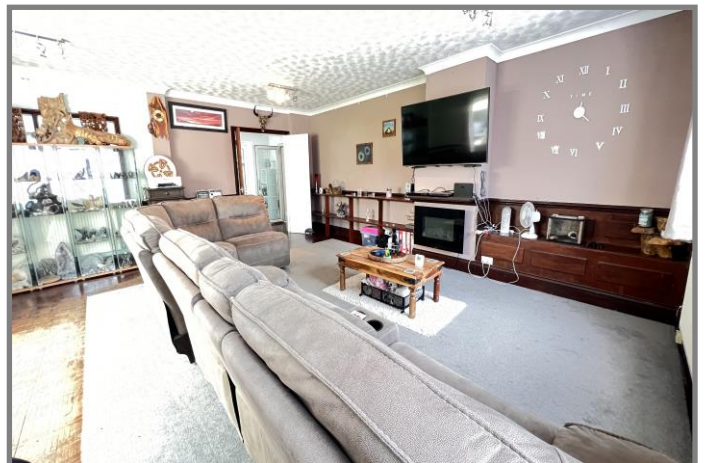
LEAN TO CONSERVATORY: 13'1" (max) x 10'7" (max)

SINGLE GARAGE: 12' (max) x 8'5" (max) With power and lighting.

DOUBLE GARAGE: 19'4" (max) x 19'3" (max) With up and over door, personal door, power and lighting, joist storage.

GARDENS:

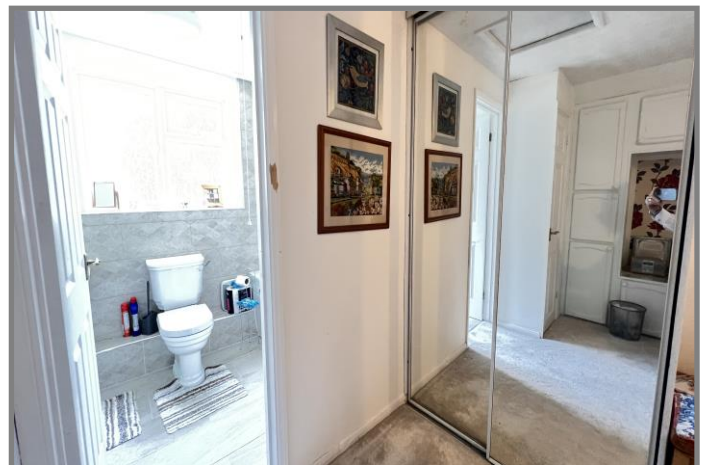
To front, down to a massive concrete multi-vehicle off road parking space. Courtyard garden to rear, down to paving. Generous gardens to side, laid to lawn with beds, borders, numerous trees and shrubs and a large paved patio.



REF. 8854 11, LEVERINGTON ROAD, WISBECH



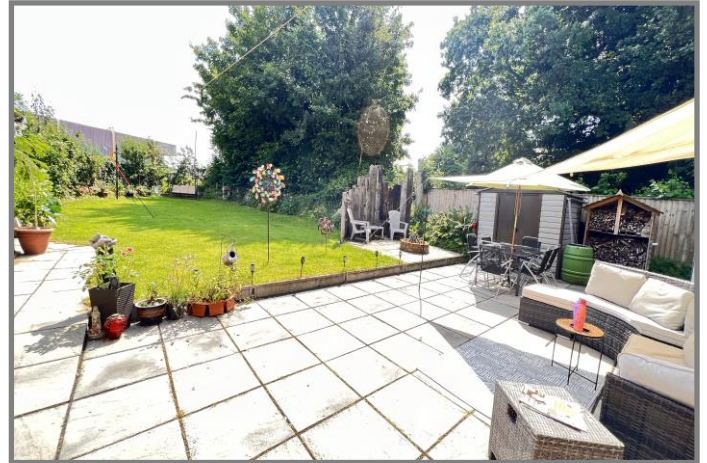
REF. 8854 11, LEVERINGTON ROAD, WISBECH



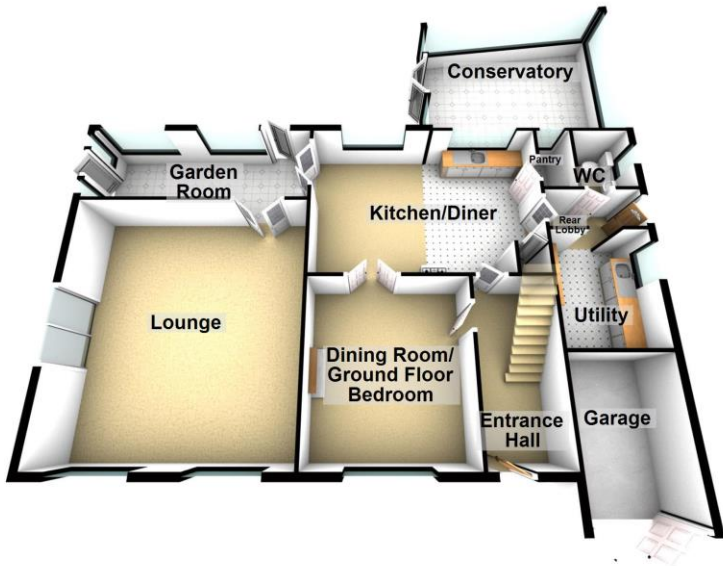
REF. 8854 11, LEVERINGTON ROAD, WISBECH



REF. 8854 11, LEVERINGTON ROAD, WISBECH



Ground Floor



First Floor

