



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

**WISBECH**

**01945 465222**

E-mail:

[wisbech@robert-hale-homes.co.uk](mailto:wisbech@robert-hale-homes.co.uk)

Website:

[www.robert-hale-homes.co.uk](http://www.robert-hale-homes.co.uk)

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**24, SLEIGHTS DRIVE  
WALSOKEN  
PE14 7BT**

**THE PROPERTY:** A BEAUTIFULLY PRESENTED MODERN THREE DOUBLE BEDROOMED DETACHED HOUSE SITUATED ON A GOOD SIZE CORNER PLOT IN THIS SOUGHT AFTER RESIDENTIAL DEVELOPMENT \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* SEPARATE DINING ROOM \* USEFUL UTILITY \* GROUND FLOOR CLOAK ROOM/W.C. \* TWO BATH/SHOWER ROOMS (1 EN-SUITE) \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* ENCLOSED GARDENS TO REAR \* GARAGE PLUS OFF-ROAD PARKING \* A SUPERB FAMILY HOME \* VIEWING ABSOLUTELY ESSENTIAL! \* NO UPWARD CHAIN!

**THE PRICE:**

**OIEO £264,000**

**FREEHOLD EPC BAND C**

**REF.8926**

**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:8926 24, SLEIGHTS DRIVE, WALSOKEN**

**COUNCIL TAX: BAND C KINGS LYNN AND WEST NORFOLK**

**HOW TO GET THERE:** From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn left into Norwich Road. Follow the road for about 1 mile then turn right into Chapnall Road. Follow the road to the 'T' junction with Burrett Road and turn right. Then turn first left into Sparrowgate Road, then first left into Sleights Drive.

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

**UPVC ENTRANCE PORCH:** With tiled floor.

**SPACIOUS ENTRANCE HALL:**  
With laminate floor, stairway off.

**LOUNGE:** 'L' shaped 16' (max) x 14' 2" (max) With feature archway to:-

**DINING ROOM:** 10' (max) x 8' 10" (max) With laminate floor, double glazed patio doors to rear garden.

**FITTED KITCHEN:** 9' 9" (max) x 8' 9" (max) With tiled floor, preparation surfaces with drawers & cupboards under, single drainer sink unit with mixer tap, waste disposal unit & cupboards under, space/plumbing for dishwasher, part tiled walls, built in electric oven, built in gas hob, built in electric hob hood, range of wall cupboards.

**GROUND FLOOR ROOM/W.C.:**  
With low level W.C, pedestal wash basin with tiled splash back, extractor fan, tiled floor.

**UTILITY:** 8' 4" (max) x 5' (max) Worktop with cupboards under and space/plumbing for washing machine, space for fridge/freezer, wall units.

**FIRST FLOOR:**

**LANDING:** With built in airing cupboard housing hot water cylinder with immersion heater, access to part boarded loft via folding ladder.

**BATHROOM/W.C.:** With low level W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap and twin head power shower overhead.

**BEDROOM NO 1:** 'L' shaped 15' (max) x 9' (max) With laminate floor.

**EN SUITE BATHROOM/SHOWER ROOM/W.C.:**  
With low level W.C., shower cubicle with screen and thermostatic shower, hand wash basin with mixer tap & cupboards under, tiled walls, extractor fan, shaver point, heated towel rail.

**BEDROOM NO 2:** 11' 8" (max) x 10' 3" (max) With laminate floor.

**BEDROOM NO 3:** 12' 6" (max) x 9' 11" (max) 'L' shaped with laminate floor, built in wardrobe/cupboard.

**OUTSIDE:** **COLD WATER TAP : OUTSIDE LIGHTS**

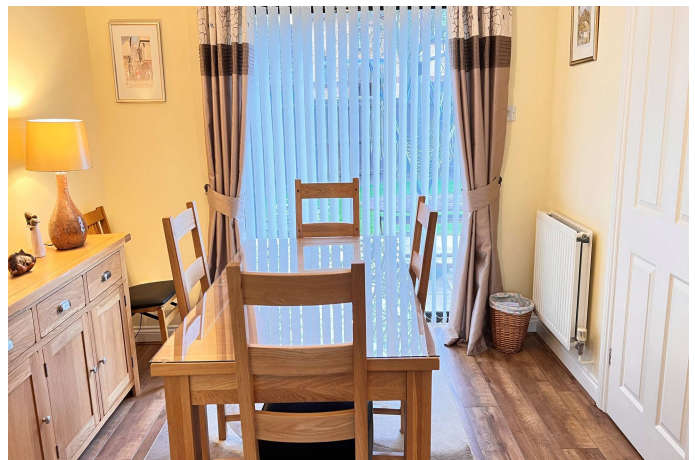
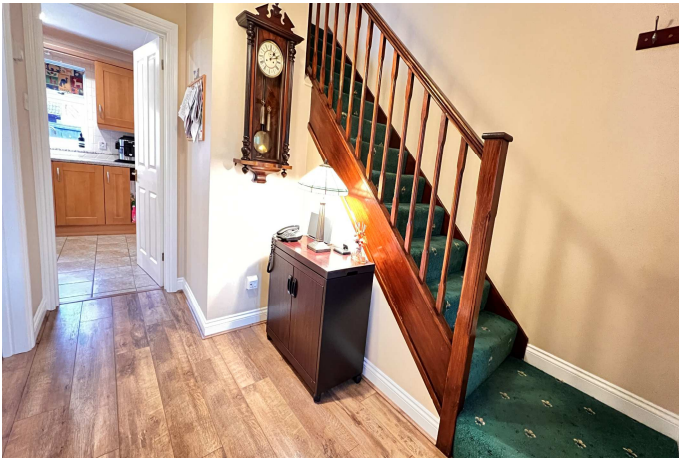
**GARAGE:** 17' 6" (max) x 8' 6" (max) With up & over door, power & lighting, joist storage, System gas fired wall mounted central heating boiler and programmer, work top with cupboards.

**GARDENS:** To front down to gravel and paved pathways with an off-road parking space to front & side. Timber gate to side leads to the enclosed rear garden which is laid to lawn with paved patio & pathways.

**N.B.** **The property has the benefit of an air conditioning unit which serves the ground floor.**

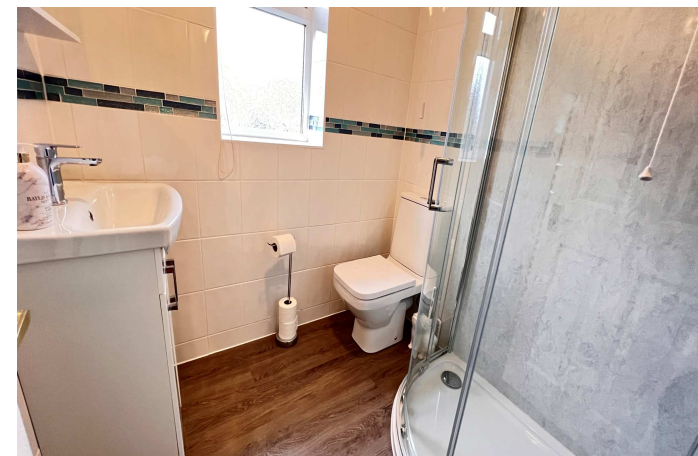
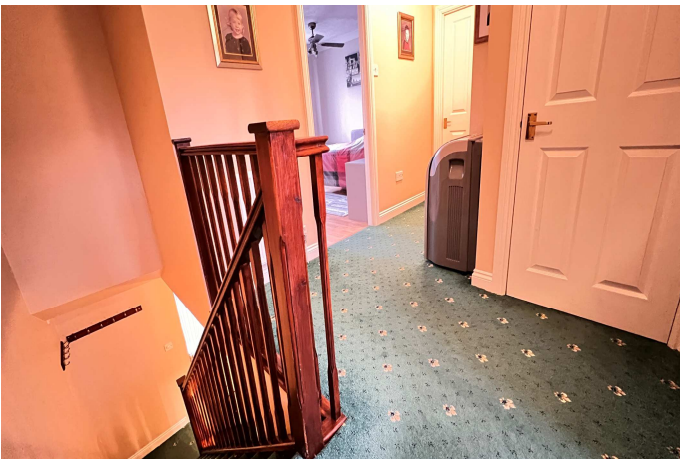


REF:8926 24, SLEIGHTS DRIVE, WALSOKEN





REF:8926 24, SLEIGHTS DRIVE, WALSOKEN



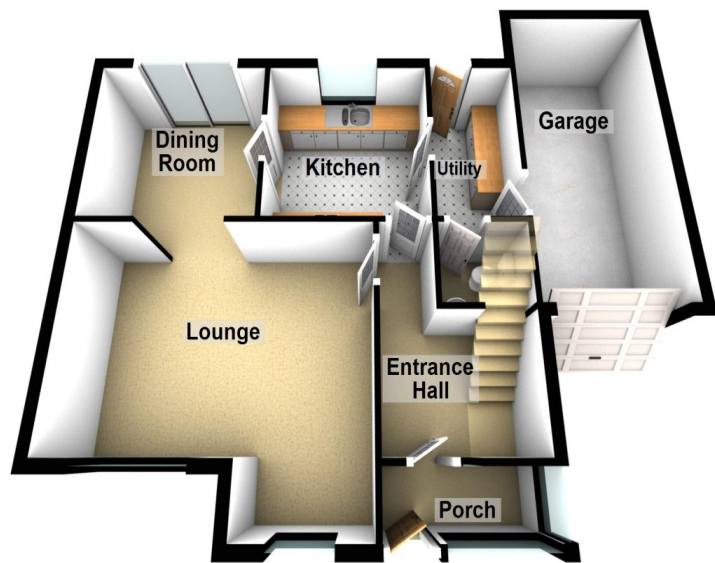


REF:8926 24, SLEIGHTS DRIVE, WALSOKE





Ground Floor



First Floor

