

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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**27 SLEIGHTS DRIVE  
WALSOKEN  
PE14 7BT**

**THE PROPERTY:** MODERN THREE BEDROOM DETACHED FAMILY HOUSE BACKING ONTO ORCHARD LAND IN A QUIET LOCATION AT THE END OF AN EXCLUSIVE RESIDENTIAL CUL-DE-SAC ON THE OUTSKIRTS OF TOWN \*17' FITTED KITCHEN WITH A "WEALTH" OF BUILT-IN APPLIANCES \*USEFUL UTILITY \*MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. \*ENCLOSED GARDENS TO REAR \*GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING SPACE \*LOVELY FAMILY HOME \*LOVELY LOCATION \*VIEW NOW!

**THE PRICE:** OIEO £275,000    **FREEHOLD EPC BAND D**    **REF. 8970**

**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: 8970 27 SLEIGHTS DRIVE, WALSOKEN**

**COUNCIL TAX: BAND C KINGS LYNN & W.N. COUNCIL**

**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)

**ENTRANCE PORCH:**

**ENTRANCE HALL:** With stairway off.

**LOUNGE:** 18' (max) x 9'9" (max) With feature fire surround enclosing a "living flame" gas fire, double glazed patio doors to rear garden, solid wood floor.

**FITTED KITCHEN/DINER:** 17' (max) x 10'1" (max) With tiled floor, part tiled walls, peninsular breakfast bar with built-in freezer and built-in fridge under, built-in dishwasher, built-in electric oven, built-in gas hob, preparation surfaces with cupboards under with "carousel" shelving, range of wall cupboards, electric hob hood, inset single drainer sink unit with mixer tap and cupboards under.

**GROUND FLOOR CLOAK ROOM/W.C.:**

With tiled floor, integrated low level w.c. with illuminated light over, hand wash basin with mixer tap.

**UTILITY:** 5'9" (max) x 5'10 (max) With fitted wall cupboard, worktop with space/plumbing under for automatic washing machine and space for condensing tumble drier, Ideal gas fired wall mounted C/H boiler, C/H programmer, built-in under stairs cupboard.

**FIRST FLOOR:**

**LANDING:** With built-in airing cupboard housing hot water cylinder with immersion heater.

**BATHROOM/W.C.:** With shower bath with mixer tap and thermostatic shower overhead, hand wash basin with mixer tap and cupboards under, low level w.c., part tiled walls.

**BEDROOM NO 1:** 18' (max) x 9'7" (max) With range of fitted units with wardrobe/cupboards and bedside tables.

**EN SUITE SHOWER ROOM/W.C.:**

With low level w.c., Quadrant shower cubicle with thermostatic shower valve, pedestal wash basin with mixer tap, part tiled walls, shaver point, extractor fan.

**BEDROOM NO 2:** 9'9" (max) x 8'8" (max)

**BEDROOM NO 3:** 9' (max) x 8'8" (max)

**OUTSIDE:** **OUTSIDE LIGHTS:**

**GARAGE:** 17' (max) x 8'8" (max) With up and over door, personal door, power and lighting.

**GARDENS:** To front, laid to lawn with mature tree, shrubs pathways and a shingle driveway/multi vehicle off road parking space which extends along the side of the house. Enclosed gardens to rear, not over looked and laid to lawn with balustrade decking area, pathways and trees.



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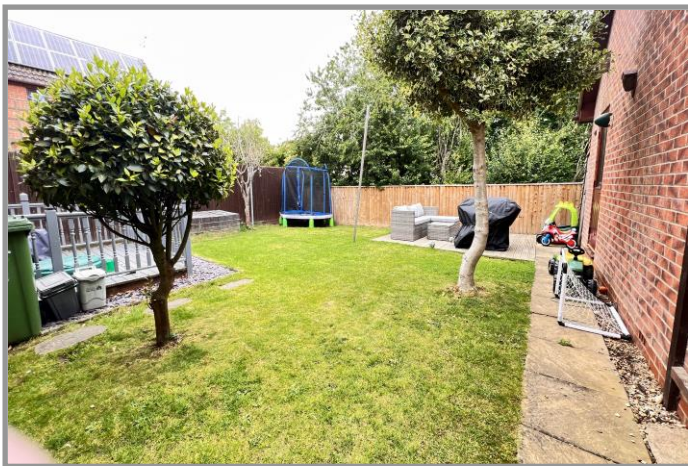


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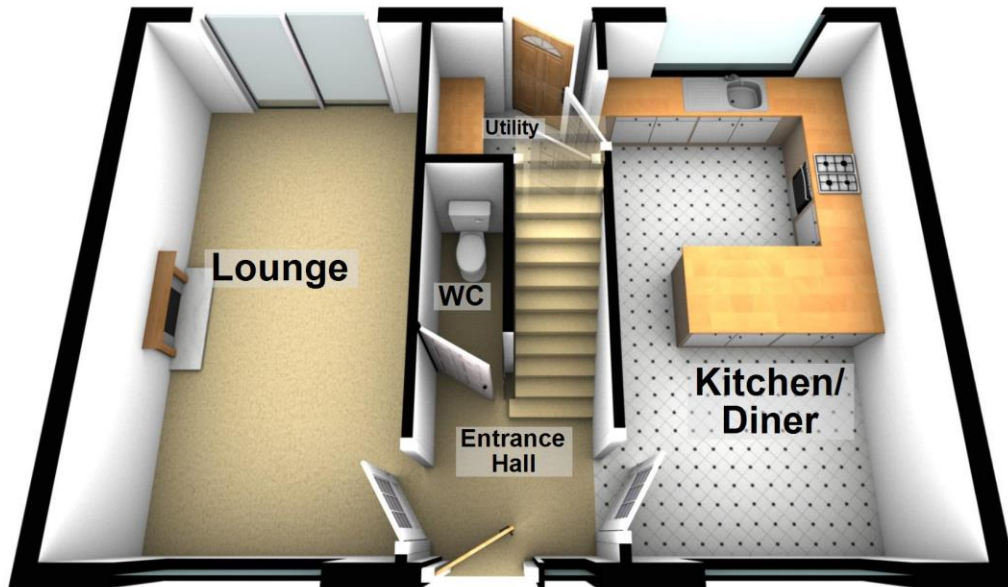


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## Ground Floor



## First Floor

