

**ROBERT
HALE
HOMES FOR
SALE**

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

WISBECH

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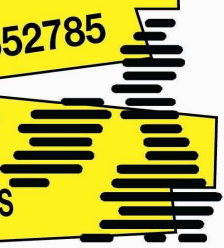
7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**2, LITTLECHILD DRIVE
LEVERINGTON, PE13 5EG**

THE PROPERTY:

BEAUTIFULLY PRESENTED VERY DECEPTIVE, SPACIOUS
THREE BEDROOMED DETACHED BUNGALOW SITUATED IN A
CUL DE SAC LOCATION ON THIS SOUGHT AFTER
DEVELOPMENT IN THIS HIGHLY POPULAR VILLAGE
* SEPARATE DINING AREA * LUXURY NEFF FITTED KITCHEN
* USEFUL UTILITY * MASTER BEDROOM WITH ENSUITE
SHOWER/W.C. * LUXURY FITTED BATHROOM * GAS FIRED
CENTRAL HEATING * DOUBLE GLAZING * ENCLOSED
GARDENS TO REAR * GARAGE PLUS LOTS OF PARKING
* MUST BE VIEWED!

THE PRICE:

£255,000 FREEHOLD EPC BAND C

REF. 8127

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. 8127 2, LITTLECHILD DRIVE, LEVERINGTON

COUNCIL TAX: BAND D 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 for about ¾ of a mile to the traffic lights and fork left signed Leverington. Follow the ford for a short distance then for right at the Rising Sun Pub into Church Road. Follow the main route for about .6 of a mile then turn right into Richmond Way then first left into Littlechild Drive.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With tiled floor, C/H programmer, built in double store cupboard, built in single store cupboard, built in double airing cupboard with radiator;

LOUNGE/DINER: 16`3"(max) x 15`1"(max) with exposed brick wall & fireplace enclosing an electric `flame effect` fire, t.v. point, double glazed french doors to rear garden, feature square arch to:

DINING ROOM: 13`5"(max) x 9`9"(max) with tiled floor, exposed brick wall, opens onto:-

FITTED KITCHEN: 12`8"(max) x 10`(max) with tiled floor, range of wall cupboards, built in NEFF electric oven, built in NEFF electric induction hob NEFF hob extractor, NEFF built in dishwasher, NEFF built in fridge, display cupboard with glazed door, QUARTZ preparation surfaces with drawers & cupboards under and concealed lighting over, inset granite 1 ½ bowl single drainer sink unit with mixer tap;

UTILITY: With tiled floor, range of wall cupboards, work top with cupboard under and concealed lighting over, inset stainless steel circular sink with mixer to, space for condensing tumble drier and space/plumbing or automatic washing machine;

FAMILY BATHROOM/W.C.: With heated towel rail, tiled floor, tiled walls, circular hand wash basin with mixer tap & sitting on a QUARTZ plinth with oak cabinet under, low level w.c., freestanding bath with `waterfall` tap, extractor fan;

BEDROOM NO 1: 14`2"(max) x 9`7"(max) with built in double wardrobe/cupboard. t.v. point;

EN SUITE SHOWER ROOM/W.C.: With circular hand wash basin with mixer to and sitting on a QUARTZ plinth with oak cupboard under, low level w.c., heated towel rail, tiled walls, tiled floor, tiled & screened shower cubicle with thermostatic shower, extractor fan;

BEDROOM NO 2: 12`1"(max) x 10`7"(max);

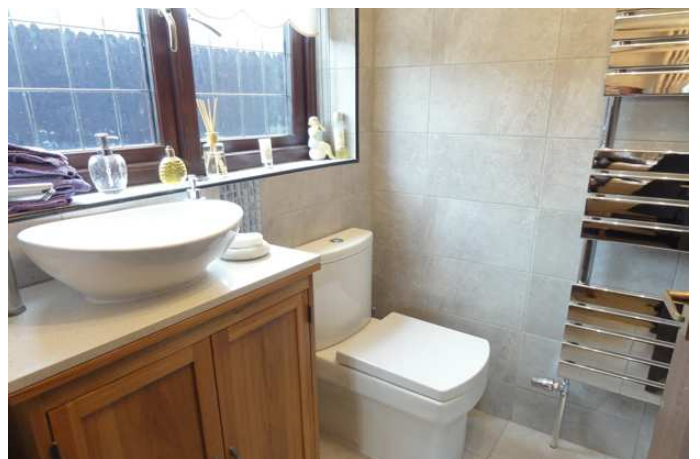
BEDROOM NO 3: 10`7"(max) x 10`1"(max) with tiled floor, built in double wardrobe/cupboard;

OUTSIDE: **OUTSIDE LIGHTS: TIMBER STORE SHED:**

GARAGE: 16`1"(max) x 9`(max) with up & over door, power & lighting, access to loft storage, Worcester gas fired wall mounted combi boiler;

GARDENS: To front down to a block paved multi vehicle off road parking space., Wrought iron double gates to side open onto additional off road parking space. Pathways to each side of the property leads to the enclosed rear garden which is laid to lawn with borders, shrubs and a paved patio.

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Ground Floor

