



THE STORY OF

1 Lancewood Gardens

Leverington, Cambridgeshire

SOWERBYS



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Leverington, Wisbech, Cambridgeshire
PE13 5FN

No Onward Chain – Ready for a Smooth Move

Custom-Built in 2019 – Designed and
Built by the Current Owners

High-Spec Finish Throughout – Premium
Fixtures and Attention to Detail

Air-Conditioned Living Spaces – Comfort in
the Kitchen/Family Room and Main Bedroom

Open-Plan Kitchen/Family/Diner – Ideal
for Everyday Living and Entertaining

Four Double Bedrooms – Two with
En-Suites and Dressing Areas

Link-Detached with Double Garage –
Great Layout and Plenty of Storage

Private Landscaped Garden – Includes
a Summerhouse and Patio Area

Quiet Village Location – In Leverington's
Conservation Area, Close to Wisbech.

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Tucked away in a peaceful cul-de-sac within the sought-after village of Leverington, this beautifully crafted four-bedroom link-detached home is a shining example of considered design and outstanding quality. Built in 2019 to the current owners' exacting standards, the property offers a wonderful balance of style, comfort and practicality.

From the moment you step inside, the attention to detail is clear. High-quality fixtures and finishes have been carefully chosen throughout, with a clear emphasis on modern living. The generous kitchen/family/dining room is a true centrepiece — air-conditioned and flooded with natural light, it's an ideal space for entertaining, flowing seamlessly out to the landscaped garden. The bespoke kitchen boasts integrated Neff appliances and a cleverly concealed walk-in pantry — one of many thoughtful touches.

The dual-aspect lounge, also with doors to the garden, offers a more intimate space to relax, where exposed brickwork brings warmth and character.

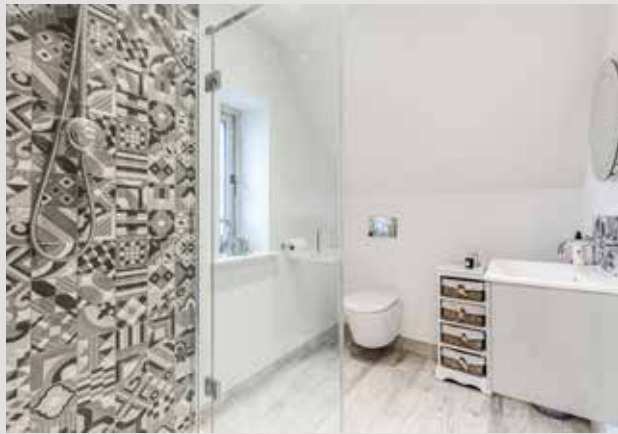
Upstairs, the principal bedroom suite enjoys air conditioning, a dressing room and a beautifully appointed en-suite. A second en-suite bedroom also benefits from a dressing area, making it perfect for guests or older children. Two further bedrooms and a stylish family bathroom complete the accommodation.

A double garage, connected internally, adds practicality, while the insulated summerhouse and separate store provide flexibility for hobbies, working from home or extra storage.

Positioned in a conservation area, Leverington offers village charm with a pub, church and social clubs nearby — not to mention excellent schooling options and countryside walks on your doorstep.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Leverington

TIMELESS VILLAGE CHARM ON THE
EDGE OF THE FENS

Set amidst the expansive landscapes of the Cambridgeshire Fens, Leverington is a peaceful and well-regarded village just moments from the historic market town of Wisbech. Rich in character and community spirit, the village offers a delightful blend of rural living with convenient access to everyday amenities.

At the heart of Leverington stands the striking 13th-century church of St Leonard's, a beautiful reminder of the village's long history. The village itself enjoys a strong sense of identity, with a welcoming atmosphere that makes it especially appealing to families and those seeking a quieter pace of life.

Local amenities include a well-regarded primary school, village shop and post office, and a selection of countryside walks that stretch out across the surrounding fenland — perfect for those who enjoy an active, outdoor lifestyle.

Just a short drive away, Wisbech offers a vibrant mix of culture, heritage, and modern convenience. Often referred to as the 'Capital of the Fens,' the town is renowned for its elegant Georgian architecture, wide tree-lined avenues, and riverside charm. Local attractions include Peckover House and Gardens (National Trust), the Wisbech & Fenland Museum, and a thriving local market.

Wisbech provides a full range of shopping, schooling, and leisure facilities, along with a variety of cafés, restaurants, and independent shops. The town also enjoys good transport links, with access to the A47 offering routes toward Peterborough, King's Lynn, and beyond.



Note from Sowerbys



“Positioned in a conservation area, Leverington offers village charm.”



SERVICES CONNECTED

Mains water, gas, electricity and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0548-3965-7300-6561-9924

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///items.fetches.polices

AGENT'S NOTE

We are aware of planning permission for one residential dwelling on a parcel of land immediately adjacent to the property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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