



THE STORY OF

5 Church Road

Leverington, Cambridgeshire

SOWERBYS



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Leverington, Cambridgeshire
PE13 5DE

Four Double Bedrooms, Two with
En-Suite Shower Rooms

Stunning Vaulted Garden Room with Exposed
Beam, Skylights and French Doors

Semi Open-Plan Dining Space Linking
Sitting Room and Garden Room

Shaker-Style Kitchen with Island
Return and Breakfast Bar

Family Bathroom with Separate Bath and Shower

Generous Study and Superb Utility Room

Private Garden with Indian Sandstone
Patio for Outdoor Dining

Double Garage Plus Office/Workshop

Gated Driveway Providing Secure Parking

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Located in the leafy village of Leverington, just moments from the historic market town of Wisbech, this modern detached home offers a perfect balance of style, comfort and versatility – a home designed not only to live in, but to truly enjoy.

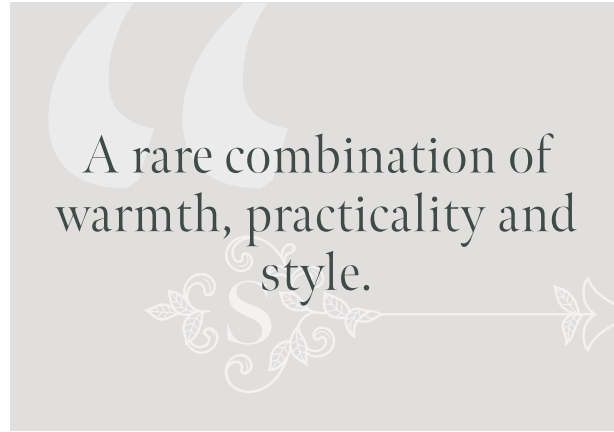
Cherished by its current owners for almost 16 years, the property has been thoughtfully updated throughout, with tasteful interiors and the addition of a striking garden room extension – a space that elevates the home and creates an exceptional setting for both family living and entertaining.

From the moment you step inside, the entrance hall sets the tone with its sense of light and space, leading you seamlessly into the principal rooms. To the front, a cosy sitting room invites evenings curled up with a book or film, while neat double doors open into the semi open-plan dining area, blending beautifully into the garden room beyond.

The garden room itself is nothing short of spectacular – a vaulted ceiling with exposed beam, picture windows, skylights and two sets of French doors flooding the space with natural light. Whether used as a family hub, a games room, a second snug, or an all-in-one entertaining space, it is a wonderfully versatile heart of the home that can be enjoyed year-round.

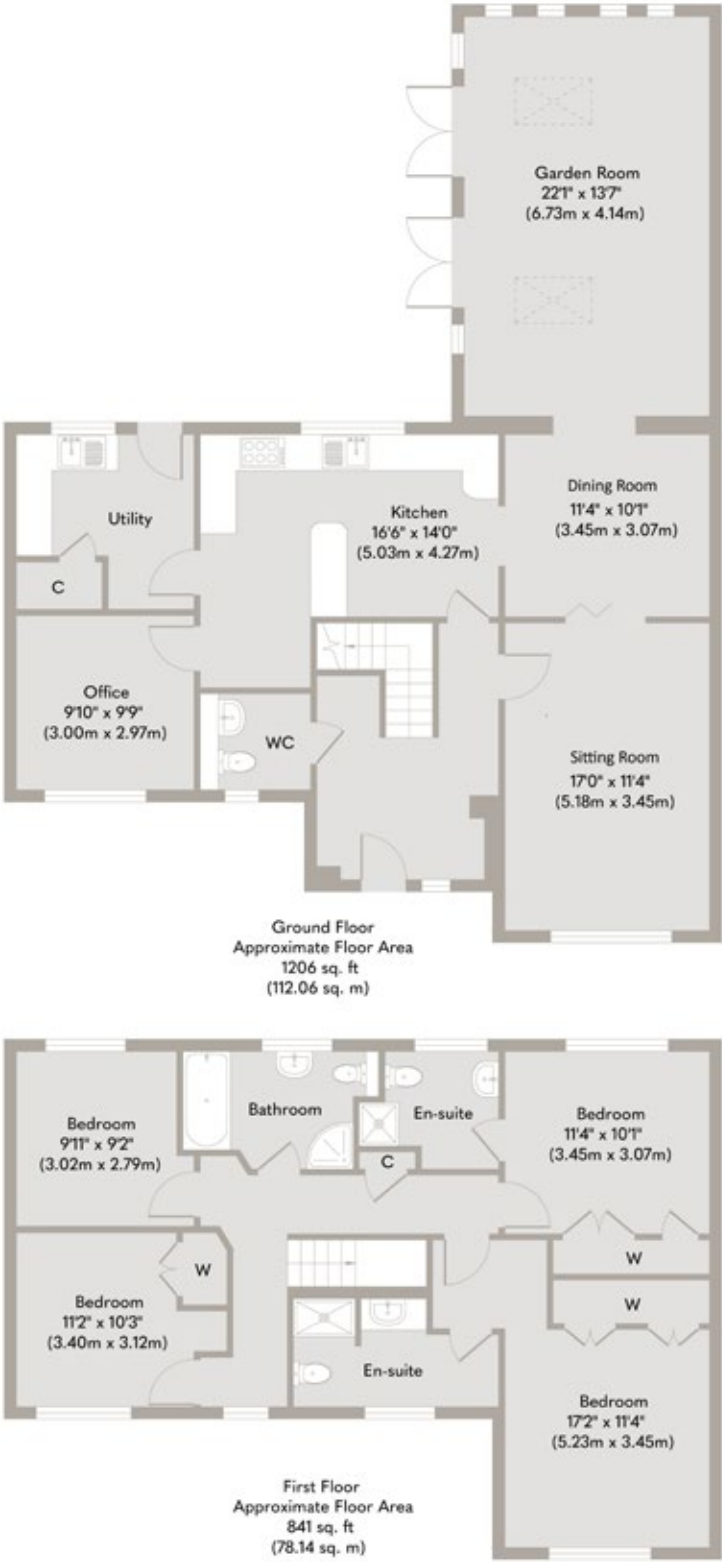
The shaker-style kitchen is both practical and sociable, with a well-planned layout, island return and breakfast bar – perfect for morning coffee or gathering with friends while supper is prepared. A generous study and superb utility room add further flexibility, offering quiet corners to work, read or organise daily life, with convenient access to the secure gated driveway.

Upstairs, four double bedrooms provide ample space for family and guests alike, with two enjoying stylish en-suite shower rooms. Built-in wardrobes add practicality, while the family bathroom, with both bath and separate shower, completes the picture of comfort and luxury.



Outside, the garden is private and thoughtfully designed for relaxation and play - mainly laid to lawn with a smart Indian sandstone patio, ideal for summer dining and long evenings outdoors. To the front and rear there is ample parking, along with a double garage that also offers flexible space for use as an office, workshop, or hobby room - an ideal spot for creativity or a peaceful retreat.

Immaculately presented and cleverly considered throughout, this is a home that adapts to family life, celebrates entertaining, and offers a rare combination of warmth, practicality and style in a leafy, well-connected village setting.



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

PEACEFUL LIVING WITH EASY
ACCESS TO NEARBY MARKET TOWNS

Nestled on the edge of the Fens, Leverington is a sought-after village that combines a peaceful rural setting with convenient access to nearby market towns. Just a short distance from Wisbech – often referred to as the Capital of the Fens – residents of Leverington benefit from an excellent range of amenities close at hand, including schools, shops, leisure facilities, and cultural attractions.

The village itself offers a welcoming community atmosphere, with a historic parish church, local pub, and green spaces that reflect its traditional village charm. Surrounded by open countryside, Leverington is ideal for those who enjoy a slower pace of life, while still being well-connected for commuting across Cambridgeshire and into Norfolk.

With the bustling town of Wisbech only minutes away, offering Georgian architecture, theatres, parks, and the National Trust's Peckover House and Gardens, Leverington provides the best of both worlds – a tranquil village lifestyle complemented by the amenities and heritage of a vibrant market town nearby.



Note from Sowerbys



“Private gardens with Indian sandstone patio, perfect for summer dining.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating. The property also benefits from an EV charging point.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 2416-1116-1111-1259-1465

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: ///handlebar.really.engraving

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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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