



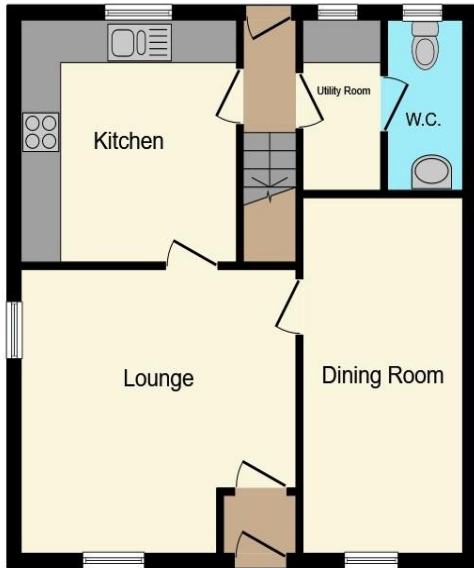
Leverington Common, Leverington Wisbech PE13 5BP

Welcome to

Leverington Common, Leverington Wisbech

A FANTASTIC FAMILY HOME! This spacious detached home offers versatile living accommodation with gorgeous field views at the rear and situated in the popular village of Leverington. There are 3 double bedrooms with the master benefiting from ensuite facilities, a refitted 3 piece family bathroom, lounge, dining room or second reception room, refitted kitchen / breakfast room, utility room, cloakroom, ample off road parking to the front and a generous rear garden with field views at the rear! There are 2 loft rooms as well accessed by a loft hatch, that could have a permanent staircase fitted to create 2 further bedrooms, office space or whatever you need (subject to the relevant permissions). To fully appreciate all that is on offer and to avoid disappointment, an early viewing is recommended! Call us now to arrange your appointment!

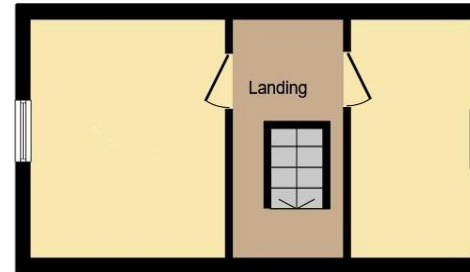




Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge

13' 7" x 13' 1" (4.14m x 3.99m)

Dining Room

7' 7" x 16' 4" Max (2.31m x 4.98m Max)

Kitchen / Breakfast Room

10' 6" x 11' 2" (3.20m x 3.40m)

Utility Room

3' 10" x 7' 6" (1.17m x 2.29m)

Cloakroom

Rear Lobby

1st Floor Landing

Master Bedroom

9' 8" x 10' 7" (2.95m x 3.23m)

Ensuite

8' 5" x 4' 10" (2.57m x 1.47m)

Bedroom 2

10' 7" x 8' (3.23m x 2.44m)

Bedroom 3

11' x 7' 11" (3.35m x 2.41m)

Family Bathroom

Loft Room 1

9' 8" x 11' 6" (2.95m x 3.51m)

Loft Room 2

6' x 11' 6" (1.83m x 3.51m)

Front & Rear Gardens

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Leverington Common, Leverington Wisbech

- 3 Double Bedrooms & 2 Loft Rooms
- 2 Reception Rooms
- Ensuite To Master
- Refitted Kitchen, Bathroom & Ensuite
- Field Views to Rear
- Spacious Detached Family Home

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB116318](https://www.williamhbrown.co.uk/Property/WSB116318)



Property Ref:
WSB116318 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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