



**Leverington Common, Leverington Wisbech PE13 5BW**

## Welcome to

### Leverington Common, Leverington Wisbech

LOOKING FOR THE VILLAGE LIFE? Take a look at this modern, detached bungalow located in the popular village of Leverington, just outside the market town of Wisbech! This deceptively spacious home offers a refitted kitchen with integral appliances, a 17 ft lounge, separate utility room with appliances included, 13 ft conservatory leading to the rear garden, 3 double bedrooms with the master benefiting from an ensuite shower room plus a family shower room. Outside the property is a block paved driveway to the front leading to a car port and a detached single garage. The car port is enclosed to create a covered parking area that also has access to the rear garden. At the rear is a mainly laid to lawn garden with gated access to the side. The property is located just a few steps away from a play park and is 2 miles from the town centre of Wisbech. Be quick to secure your viewing and avoid disappointment!





### Entrance Hall

### Lounge

17' 11" x 13' ( 5.46m x 3.96m )

### Kitchen

9' 10" x 13' 9" ( 3.00m x 4.19m )

### Utility Room

6' 1" x 7' 5" ( 1.85m x 2.26m )

### Conservatory

9' 10" x 13' 3" ( 3.00m x 4.04m )

### Master Bedroom

16' 1" Max x 11' 9" ( 4.90m Max x 3.58m )

### Bedroom 2

11' 2" x 10' 7" ( 3.40m x 3.23m )

### Bedroom 3

9' 11" x 8' 5" ( 3.02m x 2.57m )

### Family Bathroom

7' 3" Max x 7' 1" ( 2.21m Max x 2.16m )

### Front & Rear Gardens

### Single Garage

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

- Modern Detached Bungalow
- Refitted Kitchen
- 3 Double Bedrooms
- Ensuite to Master
- Detached Single Garage
- Village Location

Tenure: Freehold EPC Rating: C

## £275,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125728](https://williamhbrown.co.uk/Property/WSB125728)



Property Ref:  
WSB125728 - 0005

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## Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue into Leverington Road and at the traffic lights turn left signposted Leverington. Continue along into Leverington Common and proceed along where the property will be found on your left hand side. Look for our board!



william h brown



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