



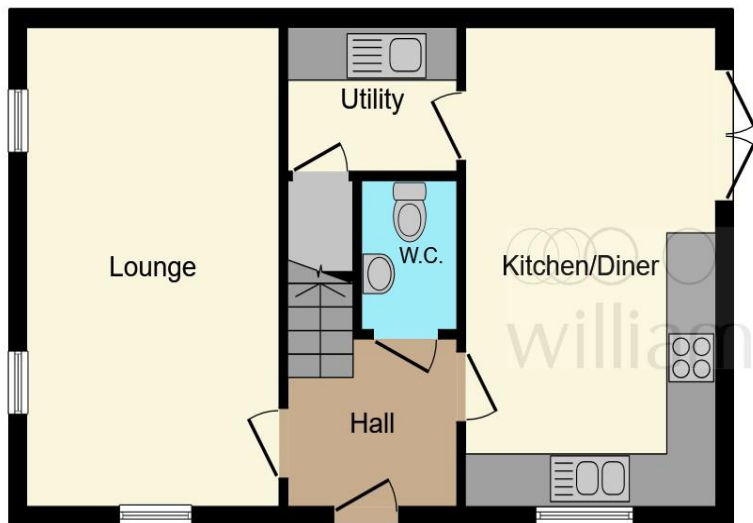
**Lupin Drive, Leverington Wisbech PE13 5FU**

## Welcome to

### Lupin Drive, Leverington Wisbech

LOOKING FOR THAT FIRST FAMILY HOME? Less than 12 months old and sitting on a corner plot, this modern semi-detached house is presented in immaculate order throughout and could be the perfect family home! With three bedrooms (the master having en-suite) and a 17' living room, the property also benefits from a useful utility room, a downstairs cloakroom, LVT flooring to ground floor and wet areas and a single garage with remote electric door. The property benefits from Air Source heating.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Downstairs Cloakroom**

5' 1" x 3' 3" ( 1.55m x 0.99m )

**Living Room**

17' 10" x 9' 11" ( 5.44m x 3.02m )

**Kitchen/Dining Room**

17' 10" x 9' 11" ( 5.44m x 3.02m )

**Utility Room**

5' 4" x 6' 6" ( 1.63m x 1.98m )

**First Floor Landing**

**Master Bedroom**

12' 2" excluding wardrobes x 10' ( 3.71m excluding wardrobes x 3.05m )

**En-Suite**

5' 6" x 6' 5" ( 1.68m x 1.96m )

**Bedroom Two**

10' 10" plus door recess x 10' 1" ( 3.30m plus door recess x 3.07m )

**Bedroom Three**

8' 5" x 6' 8" ( 2.57m x 2.03m )

**Family Bathroom**

6' 8" x 6' 8" ( 2.03m x 2.03m )

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

### Lupin Drive, Leverington Wisbech

- Modern semi-detached house
- Three bedrooms with en-suite to master
- Utility & cloakroom
- Corner plot
- Perfect Family Home
- Air Source Heating

Tenure: Freehold EPC Rating: B

offers in excess of

# £255,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue towards Long Sutton. At the Sutton Road traffic lights bear round to the right and continue along and turn right into Sutton Park. Bear round to the right where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB126403](http://williamhbrown.co.uk/Property/WSB126403)



Property Ref:  
WSB126403 - 0004

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