



Leverington Road, WISBECH PE13 1PH

Welcome to

Leverington Road, WISBECH

SPACE, SPACE AND MORE SPACE! Situated just a short walk from the town centre, this extended detached house provides ample living accommodation for the growing family and is available to the market with no onward chain. With four bedrooms (the master having en-suite bathroom) and three reception rooms, the property also benefits from a 19' refitted kitchen, a useful utility room, a downstairs cloakroom and a detached double garage.

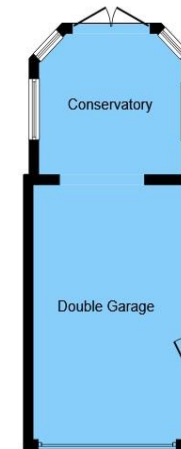




Ground Floor



First Floor



Outbuilding

Entrance Hall

Dining Room

14' 3" x 12' 10" (4.34m x 3.91m)

Kitchen

13' 3" x 19' 7" (4.04m x 5.97m)

Rear Hallway

Utility Room

9' 9" x 8' (2.97m x 2.44m)

Downstairs Cloakroom

5' 5" x 4' 9" (1.65m x 1.45m)

Garden Room

6' 7" x 19' 3" (2.01m x 5.87m)

Lounge

20' 9" x 19' 7" (6.32m x 5.97m)

First Floor Landing

Master Bedroom

16' 5" maximum x 13' 7" (5.00m maximum x 4.14m)

En-Suite

10' 11" x 5' 5" (3.33m x 1.65m)

Bedroom Two

13' 3" x 11' 7" (4.04m x 3.53m)

Bedroom Three

10' 10" x 11' 9" (3.30m x 3.58m)

Bedroom Four

8' x 7' 7" (2.44m x 2.31m)

Family Shower Room

7' 4" x 7' 6" (2.24m x 2.29m)

Outside Conservatory

12' maximum x 18' 11" (3.66m maximum x 5.77m)

Double Garage

19' 4" x 19' 3" (5.89m x 5.87m)

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

Welcome to

Leverington Road, WISBECH

- Established detached house
- Four bedrooms with en-suite to master
- Three reception rooms
- Detached double garage
- Walk into town

Tenure: Freehold EPC Rating: D

£325,000

Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton/Spalding. Continue out of town, taking note of Asda on your left hand side, proceed around the bend and the property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126846



Property Ref:
WSB126846 - 0004

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.

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