



**Sleights Drive, Walsoken Wisbech PE14 7BT**



***Welcome to***

## **Sleights Drive, Walsoken Wisbech**

Situated on the ever-popular Sleights Drive in Wisbech, this 3-bedroom detached home is perfectly positioned in a sought-after residential area, offering a generous layout, owned solar panels, and a peaceful garden setting-all with no onward chain. The ground floor features a spacious lounge, a separate dining room, and a bright conservatory that opens onto the rear garden. A well-appointed kitchen and utility room add practicality, making it ideal for busy households or entertaining guests. Upstairs, the home offers three well-sized bedrooms, including a master with en-suite, alongside a modern family bathroom. Outside, the enclosed rear garden is a tranquil haven, complete with a rockery pond, lawn and patio areas. To the front, there is a private driveway, a single garage, and low-maintenance frontage. With owned solar panels providing energy efficiency and located within easy reach of local schools, shops, and transport links, this is a fantastic opportunity for families or those looking to upsize in one of Wisbech's most desirable locations.





**Ground Floor**



**First Floor**

## Ds Wc

### Lounge

10' 11" min x 16' 10" ( 3.33m min x 5.13m )

### Dining Room

8' 10" x 10' 1" ( 2.69m x 3.07m )

### Kitchen

9' 8" x 8' 10" ( 2.95m x 2.69m )

### Utility Room

5' x 7' 4" ( 1.52m x 2.24m )

### Conservatory

8' 9" x 10' 4" ( 2.67m x 3.15m )

### Bedroom 1

11' 11" x 9' 11" ( 3.63m x 3.02m )

### Bedroom 2

10' 3" x 9' 7" ( 3.12m x 2.92m )

### Bedroom 3

10' 3" max x 12' 8" max ( 3.12m max x 3.86m max )

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

### Sleights Drive, Walsoken Wisbech

- 3-bedroom detached house in a sought-after location
- Lounge, dining room & bright conservatory
- Kitchen with separate utility room
- Master bedroom with en-suite & family bathroom
- Enclosed rear garden with rockery pond
- Driveway & single garage
- Owned solar panels for energy efficiency
- Chain Free

Tenure: Freehold EPC Rating: B

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127189](http://williamhbrown.co.uk/Property/WSB127189)



Property Ref:  
WSB127189 - 0002

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.



william h brown



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**