



**St. Leonards Low Side, Upwell PE14 9BB**

## Welcome to

### St. Leonards Low Side, Upwell

Overlooking Well Creek in the heart of Upwell, this individually designed four-bedroom detached home offers a rare blend of charm, space, and riverside living, complete with its own private mooring-perfect for boating or fishing enthusiasts. Tucked away in a peaceful non-estate location, the home is set behind mature foliage and brick wall boundaries, with a gravelled front driveway offering ample off-road parking and access to the large single garage. Inside, a spacious entrance hall leads into a beautifully appointed lounge with a multi-fuel burner. There's also a separate dining room, and a generous kitchen/diner, ideal for entertaining. A rear hallway leads to the utility room, garage access, and a fantastic boot room with potential to convert into a shower room if desired. Upstairs, a gallery-style landing connects four well-proportioned bedrooms, all with built-in storage. Bedroom two features French doors leading to a private balcony, offering exceptional riverside views. The home also benefits from a modern family bathroom and a 2-year-old boiler providing efficient heating throughout. Outside, the enclosed rear garden is laid to lawn and perfect for families, pets or summer entertaining-all with the added luxury of your own mooring on Well Creek.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Utility Room**

8' 7" x 6' 6" ( 2.62m x 1.98m )

**Lounge**

29' 3" x 11' 10" ( 8.92m x 3.61m )

**Dining Room**

10' 6" x 15' 5" ( 3.20m x 4.70m )

**Kitchen**

18' 3" x 9' ( 5.56m x 2.74m )

**Bedroom 1**

11' 10" x 10' 7" min ( 3.61m x 3.23m min )

**Bedroom 2**

10' 5" x 9' 1" ( 3.17m x 2.77m )

**Bedroom 3**

11' 10" x 7' 7" ( 3.61m x 2.31m )

**Bedroom 4**

8' 3" x 9' ( 2.51m x 2.74m )

**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)

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### St. Leonards Low Side, Upwell

- Four-bedroom detached home with riverside views
- Private mooring on Well Creek-ideal for boating & fishing
- Multi-fuel burner in the spacious lounge
- Boot room with potential for ground-floor shower room
- Enclosed lawned rear garden & large gravelled front drive
- 2-year-old boiler & garage with side access

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £440,000



Please note the marker reflects the postcode not the actual property

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## directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed to the A47 roundabout and continue straight on following the road towards Outwell. At the mini roundabout turn right, then immediately left into Isle Road. Proceed along into the village of Upwell, turn left over the bridge, then immediately right again into Low Side.



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)