







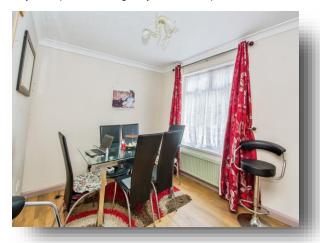


Welcome to

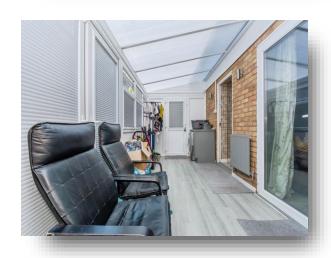
Oxburgh Close, Leverington Wisbech

Tucked away in a quiet cul-de-sac, this modern detached home on sought-after Oxburgh Close offers a lifestyle of space, flexibility, and sunshine. With no onward chain, it's ready to welcome its next owners without delay. Step inside and discover a bright, well-planned interior. Two generous reception rooms provide versatility for modern living - whether it's a cosy lounge for relaxed evenings or a formal dining space for entertaining. The adjoining conservatory draws in natural light and opens onto a sun-drenched, south-westerly facing garden - a private haven for all fresco dining, weekend lounging or pottering amongst the plants. The kitchen is practical and well-appointed and there is also a downstairs cloakroom and a ground floor wet room for added convenience. Upstairs, three comfortable bedrooms are served by a modern shower room, offering excellent flexibility for family life or guests. Adding even more potential is a partially converted garage - ideal for additional storage. Off-road parking is provided, completing the picture. Ideally located close to local amenities, schools, and transport links, this inviting property combines peaceful surroundings with practicality - the perfect setting for your next chapter.















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

Entrance Hall

Downstairs Cloakroom

3' 10" x 3' 7" (1.17m x 1.09m)

Lounge

16' 10" x 10' 5" (5.13m x 3.17m)

Conservatory

7' 4" x 17' 9" (2.24m x 5.41m)

Wet Room

7' x 7' 7" (2.13m x 2.31m)

Kitchen

7' 1" x 13' 11" (2.16m x 4.24m)

Dining Room

9' 2" x 14' maximum (2.79m x 4.27m maximum)

First Floor Landing

Bedroom One

11' x 10' 10" excluding wardrobe (3.35m x 3.30m excluding wardrobe)

Bedroom Two

9' 1" x 10' 7" (2.77m x 3.23m)

Bedroom Three

7' 6" x 7' 5" (2.29m x 2.26m)

Shower Room

5' 5" x 6' 8" (1.65m x 2.03m)

Welcome to

Oxburgh Close, Leverington Wisbech

- Modern detached house
- Three bedrooms
- Two receptions plus conservatory
- Cul de sac location
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town taking note of Asda on your left hand side. Continue along into Leverington Road and at the traffic lights follow the road round to the right. Continue along and turn right into Peatlings Lane. Proceed down Peatlings Lane and take the first turning left into Mountbatten Drive. Proceed down Mountbatten Drive and turn left into Oxburgh Close where the property can be found immediately on your left hand side.

£190,000







Sutton Rdi

Mountbatten

Malsingham Ct

Malsingham Ct

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127461



Property Ref: WSB127461 - 0006 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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