



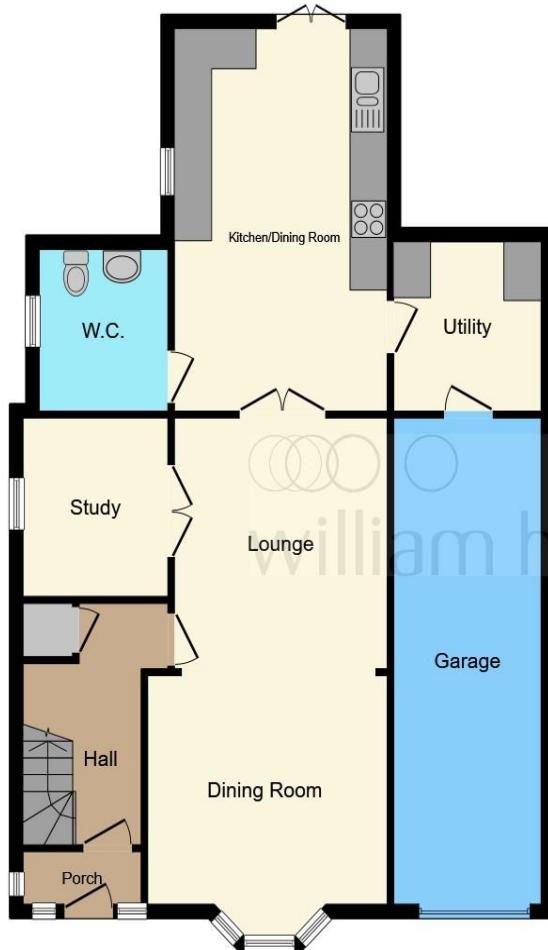
Sutton Road, Leverington WISBECH PE13 5DW

Welcome to

Sutton Road, Leverington WISBECH

A well-proportioned and deceptively spacious 3-bedroom detached home, offering versatile living space and high ceilings throughout. Set back from the road with a large front driveway and a long single garage, this property offers excellent kerb appeal and functionality. Step inside and you're greeted by an open and airy lounge, which leads to a well-fitted kitchen ideal for family life or entertaining. The ground floor also benefits from a separate utility room, modern wet room, and a study-perfect for remote work or potential use as a playroom or guest area. Upstairs, you'll find three good-sized bedrooms, all benefiting from the home's characteristically high ceilings, and a family bathroom with a clean, bright finish. To the rear is a low maintenance garden offering the perfect mix of paved and gravelled areas for easy upkeep and relaxed outdoor living. Located in a convenient residential area with local amenities nearby, this is an ideal family home or potential upgrade for buyers needing more space and functionality. Don't miss your chance to view-contact us today!





Ground Floor



First Floor

Lounge
12' 5" x 23' 10" (3.78m x 7.26m)

Cloakroom

Kitchen
11' 7" x 16' 10" (3.53m x 5.13m)

Utility Room
8' 3" x 7' 5" (2.51m x 2.26m)

Study
8' 10" x 7' 7" (2.69m x 2.31m)

Entrance Porch

Bedroom 1
11' 4" x 12' 4" (3.45m x 3.76m)

Bedroom 2
12' 5" x 11' 4" (3.78m x 3.45m)

Bedroom 3
7' 9" x 8' 9" (2.36m x 2.67m)

Family Bathroom

Single 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

Welcome to

Sutton Road, Leverington WISBECH

- 3 Bedroom Detached House
- Large Front Driveway
- Long Single Garage
- Downstairs Wet Room & Utility Room
- Spacious Lounge & Kitchen
- Separate Study Room
- High Ceilings Throughout
- Family Bathroom Upstairs

Tenure: Freehold EPC Rating: D

Council Tax Band: C

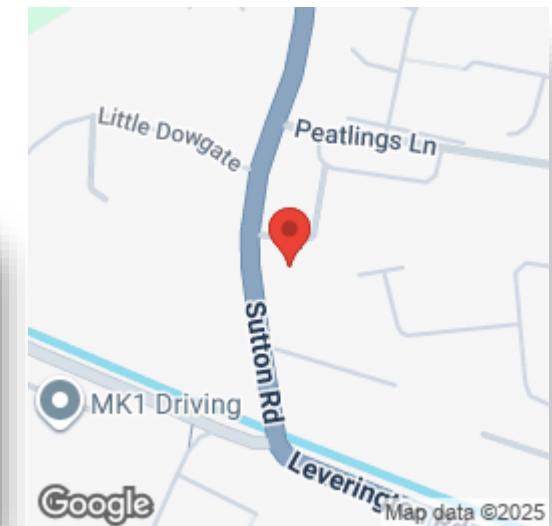
offers in excess of

£250,000



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 where the property will be found on your right hand side. Look out for our board!



view this property online williamhbrown.co.uk/Property/WSB127633

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.



Property Ref:
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