



**Sutton Road, Leverington WISBECH PE13 5DW**

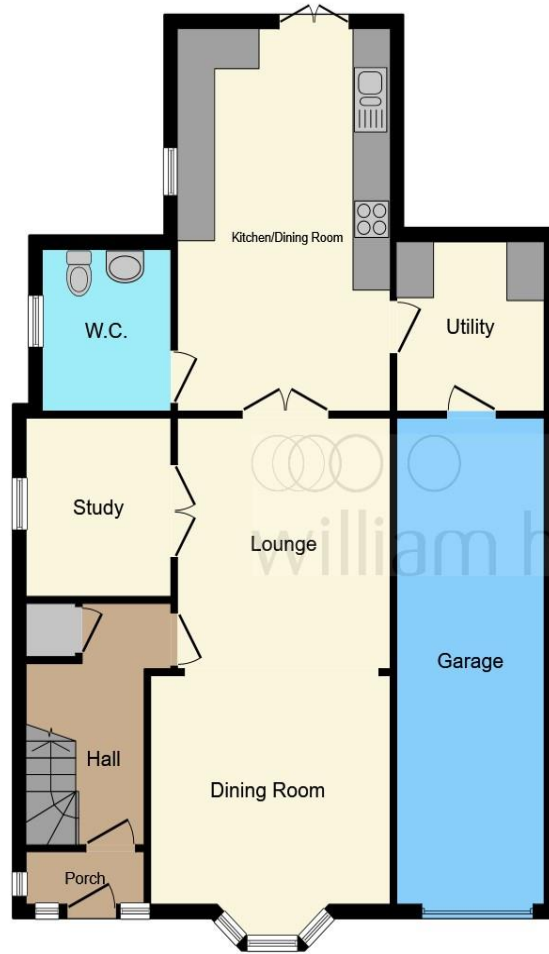


**Welcome to**

## **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](http://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!



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127633](http://williamhbrown.co.uk/Property/WSB127633)



Property Ref:  
WSB127633 - 0004

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