



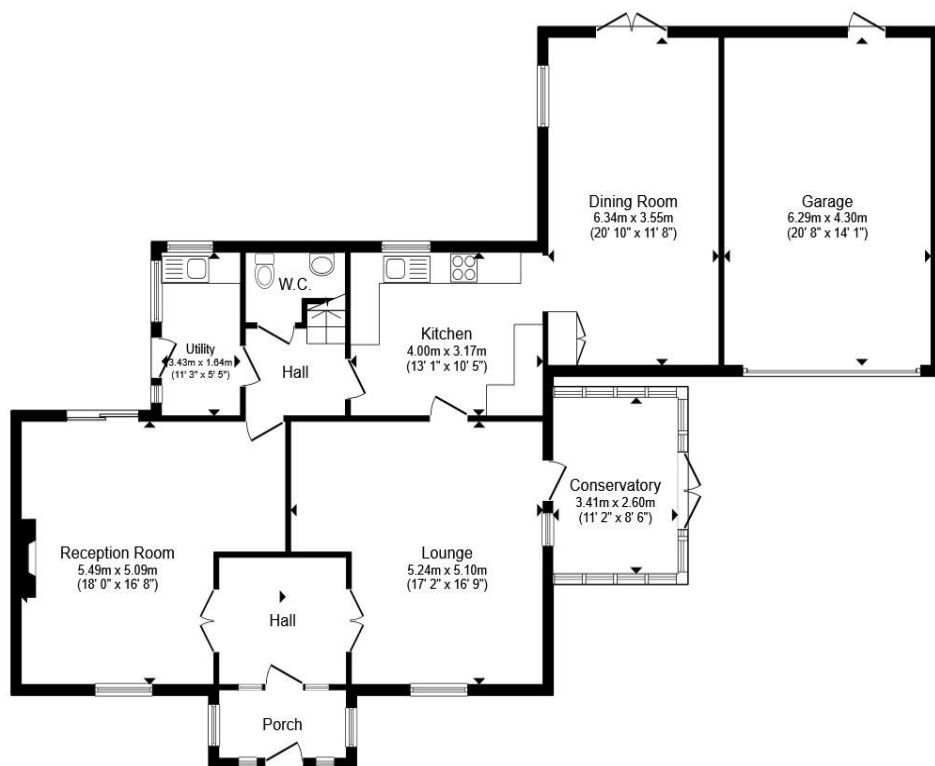
Gorefield Road, Leverington Wisbech PE13 5AS

Welcome to

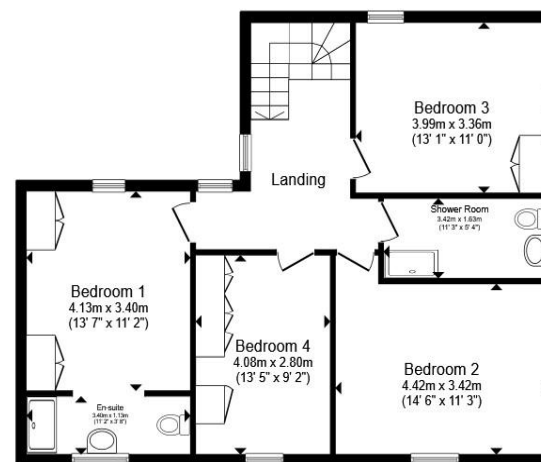
Gorefield Road, Leverington Wisbech

Situated in the desirable village of Leverington, this impressive four-bedroom detached family home offers exceptional space, versatility and beautiful presentation throughout. With multiple reception rooms, a conservatory, a modern kitchen and a stunning rear garden, this property provides an outstanding lifestyle both inside and out. You are welcomed by an in-and-out driveway, giving the home striking kerb appeal and convenient access to the large high-ceiling garage. Stepping inside, the porch leads into a generous hallway, setting the tone for the spacious accommodation that follows. The ground floor offers a choice of living spaces, including a large lounge, a second sitting room, and a dining room/reception room-perfect for families needing flexible uses such as a home office, playroom or snug. A conservatory sits to the side, adding an additional bright sitting area overlooking the garden. The modern kitchen features fitted units, double oven, induction hob, built-in tall fridge/freezer and tiled flooring, with a separate utility room providing excellent practical space. A downstairs WC completes the ground floor. Upstairs are four double bedrooms, including a master bedroom with ensuite, alongside a generous bathroom. The beautiful rear garden includes a large lawn, summerhouse, patio areas and seating spaces-creating a peaceful, private haven perfect for entertaining or relaxing. The property also has solar panels keeping running costs to a minimum.





Ground Floor



First Floor

Total floor area 220.2 m² (2,370 sq.ft.) approx

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.propertybox.io



Entrance Porch

Ds Wc

Lobby

Lounge

17' 2" max x 16' 9" max (5.23m max x 5.11m max)

Dining Room

11' 8" x 20' 10" (3.56m x 6.35m)

Reception Room

18' max x 16' 8" max (5.49m max x 5.08m max)

Kitchen

13' 1" x 10' 5" (3.99m x 3.17m)

Utility Room

11' 3" x 5' 5" (3.43m x 1.65m)

Conservatory

8' 6" x 11' 2" (2.59m x 3.40m)

Bedroom 1

13' 7" x 11' 2" (4.14m x 3.40m)

Bedroom 2

14' 6" x 11' 3" (4.42m x 3.43m)

Bedroom 3

11' x 13' 1" (3.35m x 3.99m)

Bedroom 4

13' 5" x 9' 2" (4.09m x 2.79m)

Master Ensuite

Family Bathroom

Garage

20' 8" x 14' 1" (6.30m x 4.29m)

Agents Notes:

'There is a easement on the title, please enquire with the branch' - Access between neighbours on drive for maintenance.

'Electric to the property is served by means of mains and Solar Panels. Contact branch for more details'

Welcome to

Gorefield Road, Leverington Wisbech

- 4 double bedrooms
- Multiple reception rooms + conservatory
- SOLAR PANELS OWNED
- Oversized high-ceiling garage
- Beautiful rear garden
- Outbuilding summer house
- Ensuite to master
- Sought-after Leverington location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128007



Property Ref:
WSB128007 - 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.

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william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk