

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**7 WALSINGHAM COURT
LEVERINGTON, PE13 5AQ**

THE PROPERTY: WELL PRESENTED, VERY DECEPTIVE, HUGELY EXTENDED, MODERN TWO DOUBLE BEDROOMED DETACHED BUNGALOW IN A LOVELY LOCATION IN THIS HIGHLY SOUGHT AFTER DEVELOPMENT * 19' FITTED KITCHEN WITH BUILT IN OVEN & HOB * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * ATTRACTIVE ENCLOSED GARDENS TO REAR * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE:

£245,000

FREEHOLD EPC BAND E

REF.9051

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF:9051 7 WALSINGHAM COURT WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the main road for about 1 mile then turn right into Peatlings Lane. Then turn first left into Mountbatten Drive. Follow the road to the T junction with Walsingham Court and turn right.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

ENTRANCE HALL: With access to loft, central heating thermostat.

LOUNGE/DINER: 18' 7" (max) x 16' 3" (max) With fitted cupboard housing Baxi gas fired wall mounted central heating boiler, feature archway to:-

KITCHEN/DINER: 19' (max) x 12' 2" (max) With part tiled/part laminate floor, double glazed French doors to rear garden, Island unit with built in electric hob and cupboards under, built in double oven, built in freezer, built in fridge/freezer, built in washing machine, space/vent for tumble drier, range of wall cupboards, inset ceramic sink unit with mixer tap & cupboards under, wine rack, range of wall cupboards.

SHOWER ROOM/W.C.: With tiled floor, tiled walls, tiled & screened double shower cubicle with thermostatic shower, inset hand wash basin with mixer tap & cupboards under, integrated low-level W.C., heated towel rail.

BEDROOM NO 1: 11' 2" (max) x 9' 8" (max) With range of fitted units including, wardrobes, cupboards and dressing unit.

BEDROOM NO 2: 9' 1" (max) x 8' 10" With laminate floor, fitted wardrobe/cupboards.

OUTSIDE: **OUTSIDE LANTERN : COLD WATER TAP**

GARAGE: 17' (max) x 8' 3" (max) With power & lighting.

GARDENS: To front down to block paving multi-vehicle off road parking area. Garden to side down to an additional multi-vehicle off road parking area. Enclosed gardens to rear, laid to lawn with borders and a paved patio.



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