

**ROBERT
HALE
HOMES FOR
SALE**

Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU

WISBECH

01945 465222

E-mail:

wisbech@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**22, POPES LANE
LEVERINGTON, PE13 5BD**

THE PROPERTY: TWO DOUBLE BEDROOMED DETACHED BUNGALOW FOR IMPROVEMENT & REFURBISHMENT, ON A LARGE PLOT IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL CUL DE SAC OF BUNGALOWS IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN SCHOOL, PUB & SHOP * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * GENEROUS ENCLOSED GARDENS TO REAR * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * HUGE POTENTIAL * VIEW QUICKLY!

THE PRICE: **£170,000** **FREEHOLD EPC BAND D** **REF. 9046**

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: 9046 22, POPES LANE, LEVERINGTON

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 road for about .7 of a mile to the traffic lights then fork left signed Leverington. Follow the road for a short distance and fork right at the Rising Sun pub. Follow the road for about .9 of a mile and turn left into Popes Lane. Then turn first left. The property is on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With tiled floor, access to loft, built in airing cupboard housing Vokera gas fired wall mounted combi boiler;

LOUNGE: 13'(max) x 12'(max) with laminate floor;

KITCHEN: 9'1"(max) x 7'3"(max) with tiled floor, stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, preparation surfaces with drawers & cupboards under, range of wall cupboards, electric cooker point;

UTILITY/SIDE LOBBY: With tiled floor, doors off to front & rear, space/plumbing for automatic washing machine;

SHOWER ROOM/W.C.: With heated towel rail, tiled floor, integrated low level w.c., hand wash basin with cupboard under, tiled & screened double shower with thermostatic shower valve;

BEDROOM NO 1: 12'6"(max) x 11'5"(max) with laminate floor, built in hanging area;

BEDROOM NO 2: 10'4"(max) x 9'2"(max) with built in hanging area;

OUTSIDE:

GARAGE: 17'(max) x 8'6"(max) with up and over door, power & lighting, 'inspection pit', open access to rear garden;

GARDENS: To front, laid to lawn with a shingle driveway/multi vehicle off road parking space. Large garden to rear laid to lawn with shrubs and a 'courtyard' area adjacent to the rear of the bungalow. Pathway leads along the side of the property from front to rear.



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Popes Lane

