

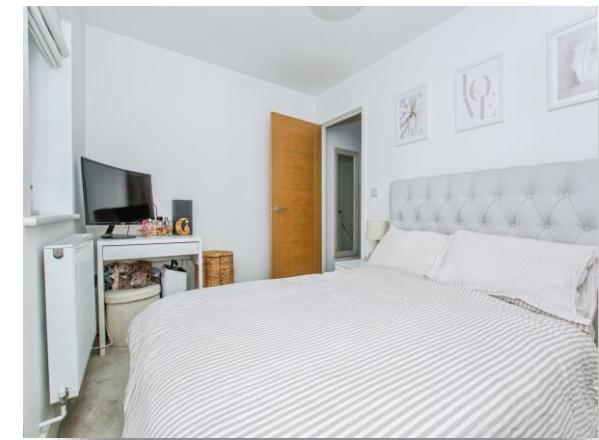


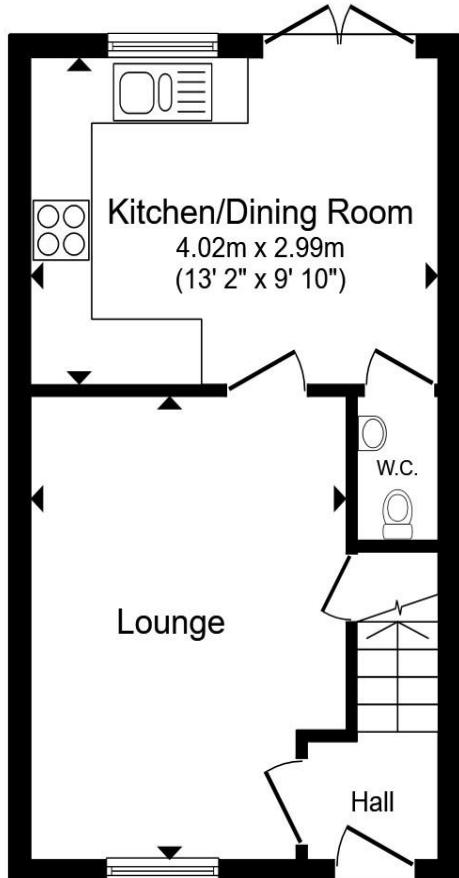
Delamore Drive, Leverington Wisbech PE13 5FT

Welcome to

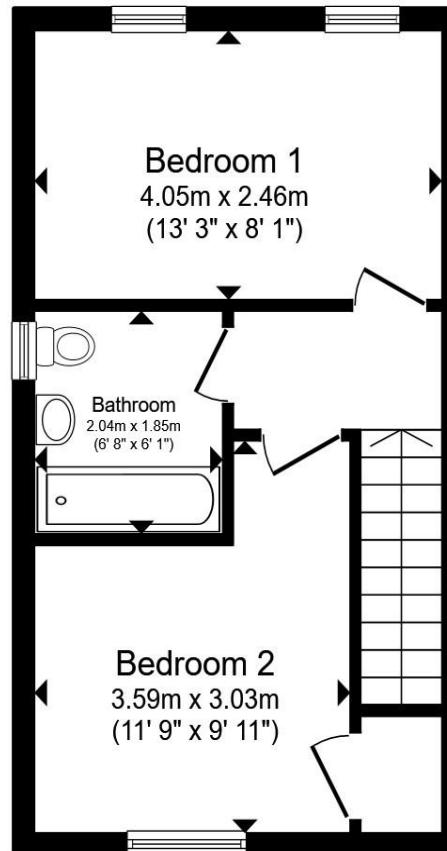
Delamore Drive, Leverington Wisbech

Situated on the edge of the development with attractive open field views, this modern semi-detached house offers stylish, energy-efficient living ideal for first-time buyers, downsizers or investors alike. The property features two generous double bedrooms alongside a contemporary ground floor layout designed for modern lifestyles. A fully integrated 13' kitchen/dining room provides an excellent social hub, while the comfortable living space is complemented by a convenient downstairs cloakroom. The home benefits from PVCu double glazing and an air source pump heating system, helping to enhance efficiency and reduce running costs. Well presented throughout, the property enjoys a light and airy feel, with thoughtful design and practical proportions making it ready to move straight into. Externally, there is private driveway parking, and the edge-of-development position allows for a more open outlook compared with many similar homes. Combining modern specification with a pleasant setting, this is a fantastic opportunity to acquire a low-maintenance home in a sought-after location.





Ground Floor



First Floor

Total floor area 58.6 m² (631 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 Hall

Lounge

Kitchen/Dining Room

Downstairs Cloakroom

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Agents Note:

'Heating to the property is served by Air Source Heat Pump. Please contact the branch for more details'

Welcome to

Delamore Drive, Leverington Wisbech

- Modern semi-detached house
- Two double bedrooms
- Fully integrated kitchen/dining room
- Air source pump heating system
- Edge of development location with open field views

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£190,000



view this property online williamhbrown.co.uk/Property/WSB128198

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:
WSB128198 - 0002

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 and continue along and turn right into Sutton Park. Bear round to the left where the property is on the left hand side.

Please note the marker reflects the postcode not the actual property



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