



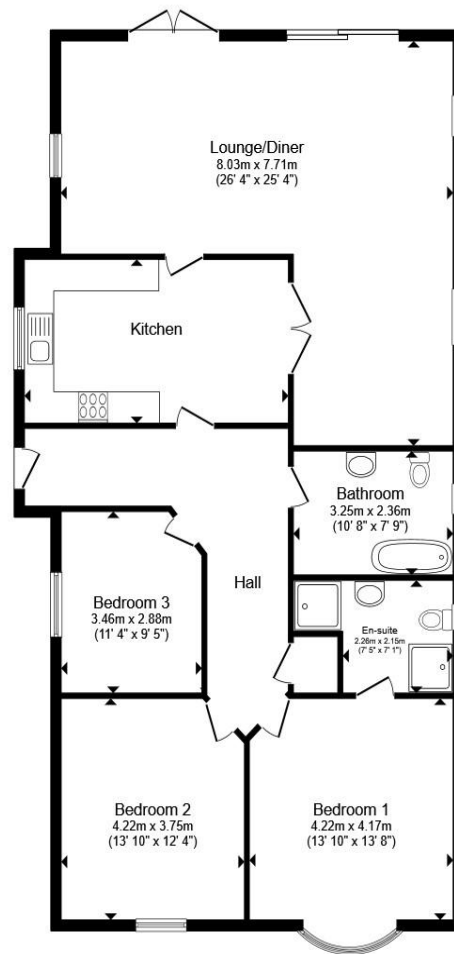
Leverington Common, Leverington Wisbech PE13 5BW

Welcome to

Leverington Common, Leverington Wisbech

Situated within a non-estate village location, this modern detached bungalow offers spacious, well-appointed accommodation with a high level of comfort and practicality throughout. The property provides three generous double bedrooms, with the principal bedroom benefiting from its own en-suite facilities. A particular highlight is the impressive 26' lounge/dining room, offering a superb open space for both relaxing and entertaining. The home also features a well-appointed kitchen (modern specification implied) and an impressive four-piece family bathroom, complete with a roll-top bath and separate shower, adding a touch of style and luxury. PVCu double glazing and gas radiator central heating ensure year-round comfort. Externally, the property benefits from a detached oversized single garage, providing excellent storage or workshop potential, along with a low-maintenance, south-facing rear garden, ideal for those seeking sunny outdoor space without the upkeep. Combining generous proportions, modern convenience and a desirable village setting, this is a superb bungalow suited to a wide range of buyers.





Entrance Hall

Lounge/Dining Room

Kitchen

Master Bedroom

En-Suite

Bedroom Two

Bedroom Three

Family Bathroom

Detached Garage

Agents Note:

'There is a easement on the title, please enquire with the branch'. - Shared Driveway

Total floor area 138.6 m² (1,492 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



Welcome to

Leverington Common, Leverington Wisbech

- Modern detached bungalow
- Three double bedrooms with en-suite to master
- 26' Lounge/dining room
- South-facing rear garden
- Non-estate location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128430



Property Ref:
WSB128430 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue into Leverington Road and at the traffic lights turn left signposted Leverington. Continue along into Leverington Common and proceed along where the property will be found on your left hand side.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk