

**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: OIRO £180,000 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.



REF. 9046 22, POPES LANE, LEVERINGTON



Popes Lane

