



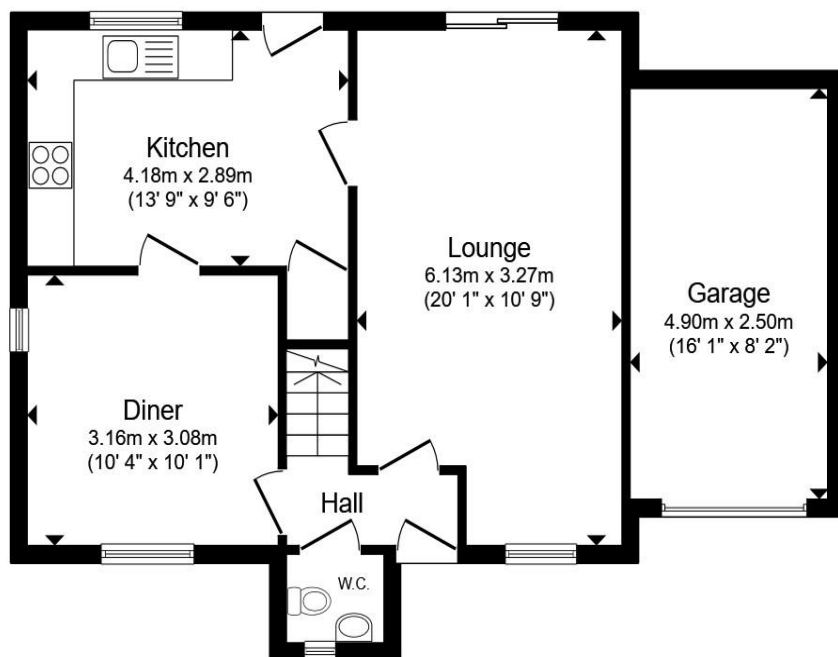
Mountbatten Drive, Leverington Wisbech PE13 5AF

Welcome to

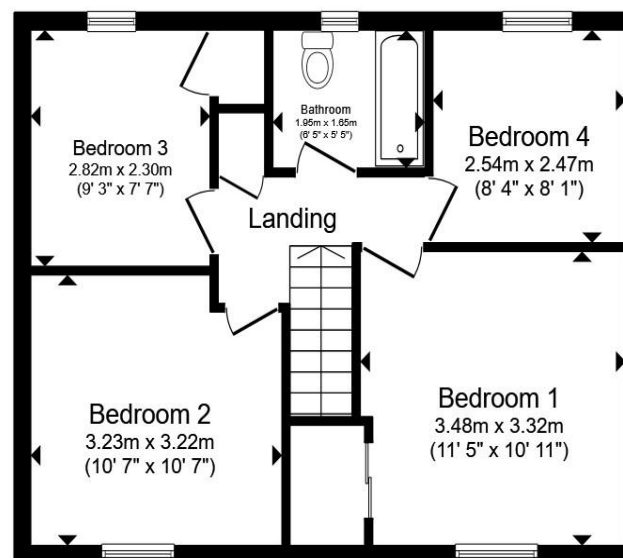
Mountbatten Drive, Leverington Wisbech

Occupying a private cul de sac location, this established detached house offers spacious family accommodation, complemented by a range of quality improvements and a delightful west-facing rear garden. The property provides four well-proportioned bedrooms, making it an ideal choice for growing families. The accommodation is served by a stylish refitted family bathroom, while a refitted downstairs cloakroom adds further convenience for everyday living. The ground floor features two reception rooms, offering flexible space for relaxing, dining or entertaining. At the heart of the home is the refitted kitchen, thoughtfully designed with modern units and ample workspace to suit contemporary family life. Externally, the property benefits from a single garage and multi-vehicle off-road parking, providing excellent practicality. To the rear, the sunny west-facing garden offers the perfect setting for outdoor dining, entertaining or simply enjoying the afternoon and evening sunshine. Combining generous accommodation, modern upgrades and a sought-after location, this is an excellent opportunity to acquire a beautifully presented family home. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Entrance Hall

Downstairs Cloakroom

Dining Room

Lounge

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Garage

Agents Note:

'There is a easement on the title, please enquire with the branch' - shared Cul-De-Sac

Total floor area 108.1 m² (1,163 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

Mountbatten Drive, Leverington Wisbech

- Established detached house
- Four bedrooms and two reception rooms
- Refitted kitchen, bathroom and cloakroom
- Private cul de sac location
- Sunny, west-facing rear garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128886



Property Ref:
WSB128886 - 0002

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.



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