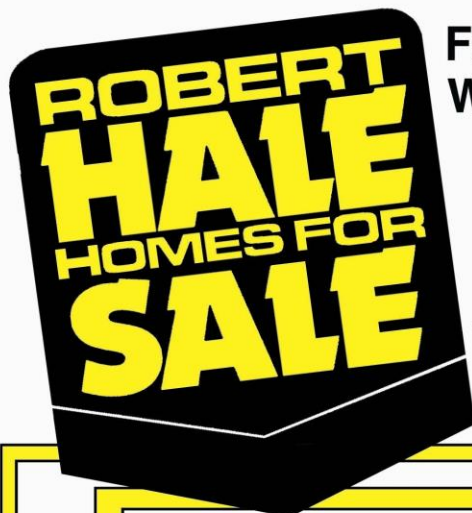




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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**107 SUTTON ROAD
LEVERINGTON, PE13 5DR**

THE PROPERTY: BEAUTIFULLY PRESENTED VERY DECEPTIVE THREE BEDROOMED SEMI-DETACHED HOUSE OF GREAT CHARACTER ON A GOOD SIZE PLOT OVERLOOKING OPEN FIELDS TO REAR * 24FT LOUNGE/DINER * 21FT FITTED KITCHEN WITH BUILT IN OVEN & HOB * LOVELY FITTED SHOWER ROOM/W.C * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * GARAGE PLUS LOTS OF OFF-ROAD PARKING PLUS ADDITIONAL SECURE PARKING TO THE REAR * ATTRACTIVE AND GENEROUS ENCLOSED GARDENS TO REAR * SUMMER HOUSE/HOME OFFICE/HOBBIE ROOM * MUST BE VIEWED TO BE TO BE FULLY APPRECIATED!

THE PRICE: £220,000 FREEHOLD EPC BAND D

REF.9100

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.9100 107 SUTTON ROAD LEVERINGTON

COUNCIL TAX: **BAND B** **FENLAND DISTRICT COUNCIL**

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With original wood flooring, stairway off.

LOUNGE/DINER: 24' 10" (max) x 16' 2" (max)'L' shaped with original wood flooring, with feature fireplace with wood surround, feature fireplace enclosing a living flame gas fire and wood surround, bay window, double glazed French doors to rear garden.

FITTED KITCHEN: 21' 10" (max) x 7' 4" (max) With preparation surfaces with drawers & cupboards under, inset 1 ½ bowl sink unit with pull out spray mixer tap and cupboards under, space/plumbing for washing machine, built in electric hob, built in electric hob hood, built in electric oven, range of wall units, glazed display cupboard, space for American fridge/freezer, built in store cupboard, access to loft.

GROUND FLOOR W.C./SHOWER ROOM:

With walk-in shower with screen and twin head thermostatic shower, integrated cupboards, integrated low-level W.C., integrated hand wash basin with mixer tap & drawers under, radiator with mirror.

FIRST FLOOR:

LANDING: With access to loft.

SEPARATE W.C.: With integrated low level W.C. & hand wash basin with mixer tap, part tiled walls.

BEDROOM NO 1: 10' 8" (max) x 8' 11" (max) With built in wardrobes/cupboards.

BEDROOM NO 2: 11' 1" (max) x 9' 4" (max) With original wood flooring, built in wardrobes/cupboards housing wall mounted Viessmann gas fired combi boiler.

BEDROOM NO 3: 8' 2" (max) x 6' 6" (max) With laminate floor.

OUTSIDE: **COLD WATER TAP : SECURITY LIGHTS : GREEN HOUSE :**
SUMMER HOUSE/HOME OFFICE/HOBBIE ROOM 9' 9" (max) x 9' (max) with power & lighting.

GARAGE: 22' 11" (max) x 9' (max) With up & over door, power & lighting, work bench, personal door.

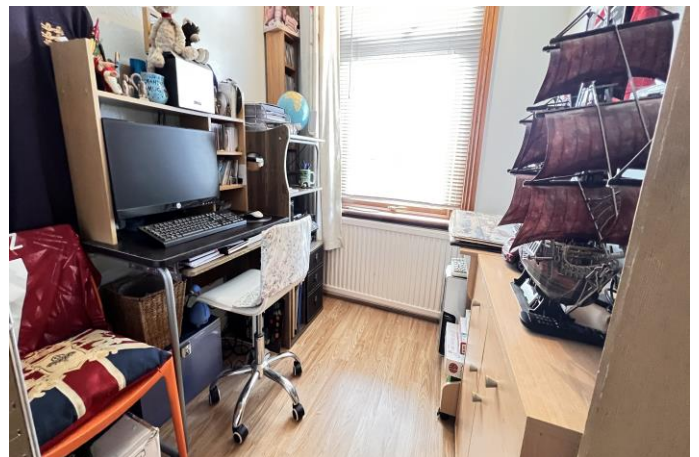
GENEROUS GARDENS: To front down to a shingle driveway/multi-vehicle off road parking area. Timber double gates open onto an additional secure block paved parking area. Attractive and generous gardens to rear laid to lawn with paved patio area, decking area and ornamental fishpond, shingle borders with various shrubs and trees. Lovely views to rear over open land.



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