





Sutton Road, Leverington Wisbech PE13 5DU

william h brown

Welcome to

Sutton Road, Leverington Wisbech

Situated in a semi-rural location with open countryside views to both the front and rear, this established semi-detached house offers generous accommodation and a range of practical features, making it an appealing home for those seeking space and a rural outlook. The property boasts three double bedrooms and an impressive 24' lounge/dining room with underfloor heating, providing ample space for everyday living and entertaining. The refitted kitchen offers a modernised and practical cooking space, whilst the refitted bathroom adds further appeal. A useful utility room provides valuable additional household space, helping to keep everyday tasks separate from the main living areas. Externally, a particularly notable feature is the substantial 30' garage/workshop, offering excellent potential for vehicle storage, hobbies or workshop use. Property includes EV charger. With its spacious accommodation, useful outbuilding and open countryside views in both directions, this established home presents an attractive opportunity for buyers looking to enjoy a semi-rural lifestyle. 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.



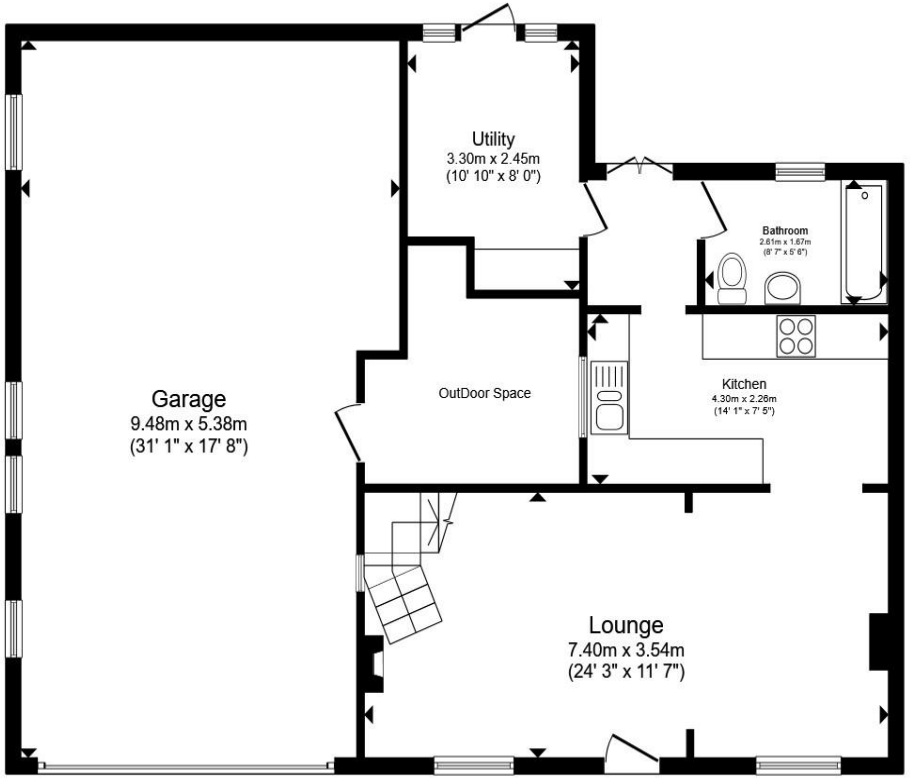




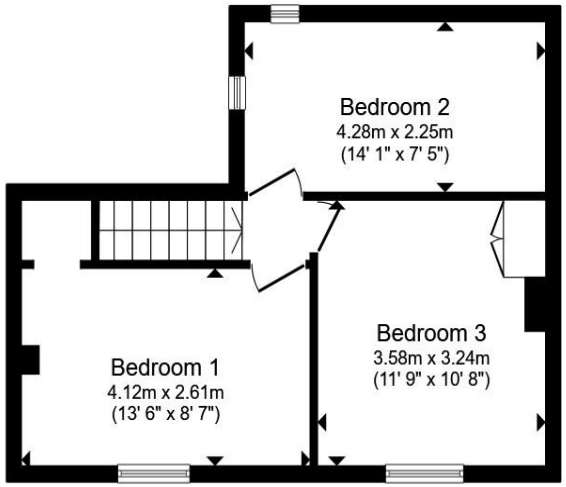








Ground Floor



First Floor

Lounge/Dining Room

Kitchen

Rear Hallway

Utility Room

Ground Floor Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Garage/Workshop

Agents Note:

'Heating to the property is served by LPG and underfloor heating in the lounge. Please contact the branch for more details'
'Waste from the property is served by Septic Tank. Contact the branch for more details'

Total floor area 136.0 m² (1,464 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

william h brown

Welcome to

Sutton Road, Leverington Wisbech

- Established semi-detached house
- Three double bedrooms
- Refitted kitchen and bathroom
- 30' garage/workshop
- Semi-rural location with open field views
- EV Charger

Tenure: Freehold EPC Rating: E
Council Tax Band: B

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, continue along for approximately 1 mile where the property will be found on the left hand side. Look for our board.

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129267

The Property Ombudsman

Property Ref:
WSB129267 - 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

01945 464451

Wisbech@williamhbrown.co.uk

20 High Street, WISBECH, Cambridgeshire, PE13 1DE

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.