



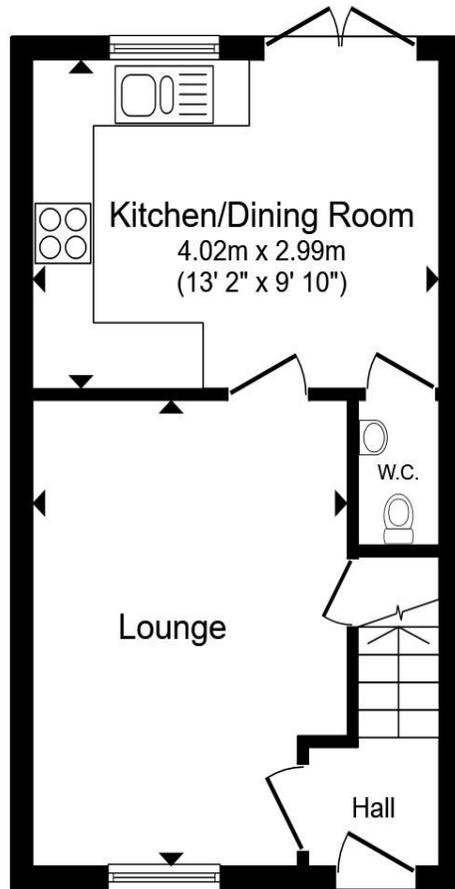
**Delamore Drive, Leverington Wisbech PE13 5FT**

## Welcome to

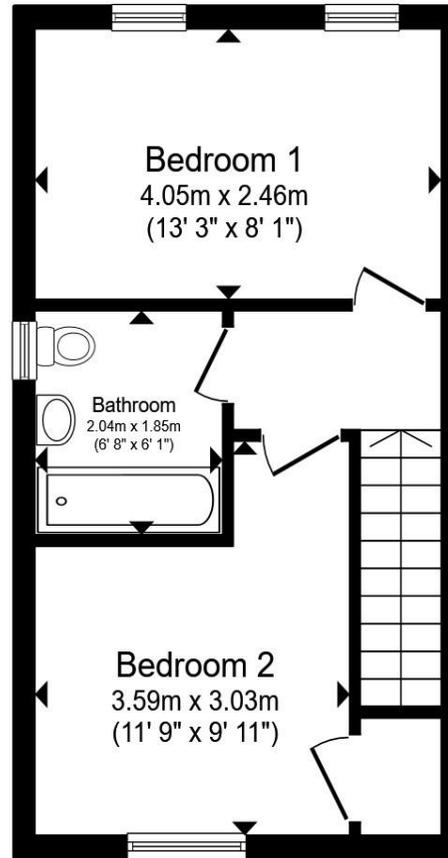
### Delamore Drive, Leverington Wisbech

Situated on the edge of the development with attractive open field views, this modern semi-detached house offers stylish, energy-efficient living ideal for first-time buyers, downsizers or investors alike. The property features two generous double bedrooms alongside a contemporary ground floor layout designed for modern lifestyles. A fully integrated 13' kitchen/dining room provides an excellent social hub, while the comfortable living space is complemented by a convenient downstairs cloakroom. The home benefits from PVCu double glazing and an air source pump heating system, helping to enhance efficiency and reduce running costs. Well presented throughout, the property enjoys a light and airy feel, with thoughtful design and practical proportions making it ready to move straight into. Externally, there is private driveway parking, and the edge-of-development position allows for a more open outlook compared with many similar homes. Combining modern specification with a pleasant setting, this is a fantastic opportunity to acquire a low-maintenance home in a sought-after location.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

**Kitchen/Dining Room**

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Agents Note:**

'Heating to the property is served by Air Source Heat Pump. Please contact the branch for more details'

Total floor area 58.6 m<sup>2</sup> (631 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](http://www.propertybox.io)



## Welcome to

### Delamore Drive, Leverington Wisbech

- Modern semi-detached house
- Two double bedrooms
- Fully integrated kitchen/dining room
- Air source pump heating system
- Edge of development location with open field views

Tenure: Freehold EPC Rating: B

Council Tax Band: A

# £190,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128198](https://williamhbrown.co.uk/Property/WSB128198)



Property Ref:  
WSB128198 - 0003

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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. Proceed out of town and continue towards Long Sutton. At the Sutton Road traffic lights bear round to the right and continue along and turn right into Sutton Park. Bear round to the left where the property is on the left hand side.



william h brown



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