





Popes Lane, Leverington Wisbech PE13 5BD

william h brown

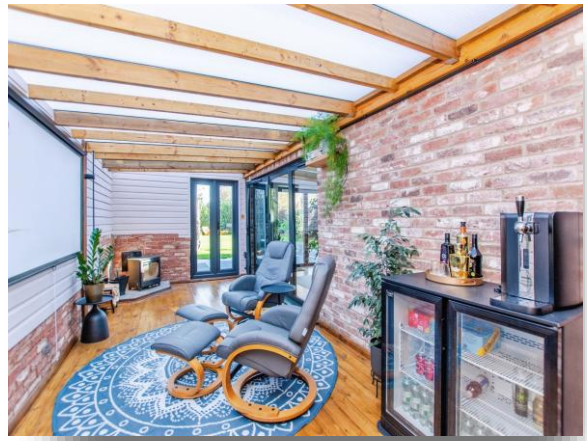
Welcome to

Popes Lane, Leverington Wisbech

From the moment you step inside, this lovely home immediately offers a warm and welcoming feel. Modern throughout, this attractive chalet bungalow is tucked away in a quiet cul-de-sac within the sought-after village of Leverington. At the heart of the home is a spacious open-plan kitchen/dining room flowing into the lounge, creating a fantastic space for both everyday living and entertaining. There is also a separate family room, offering additional versatile living space. The property further benefits from two ground floor bedrooms, a shower room and an impressive first-floor principal bedroom complete with en-suite. Outside, the property boasts a spacious gated driveway providing ample off-road parking, along with a single garage. To the rear is a beautifully landscaped, low-maintenance garden, complete with an above-ground fish pond and a fantastic log cabin with a log burner - perfect for cosy evenings throughout the winter months. A wonderful home combining modern living, generous accommodation and a fantastic garden in a desirable village location. Early viewing is highly recommended! 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.



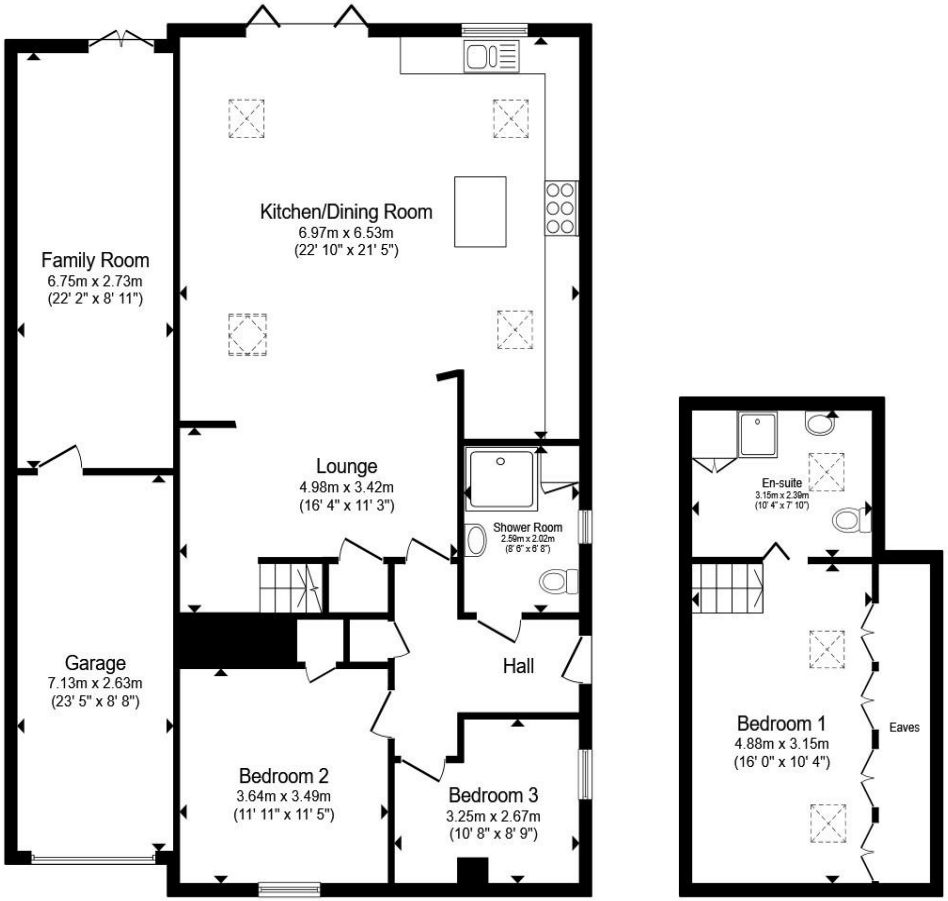












Entrance Hall

Lounge

Kitchen / Dining Room

Bedroom Two

Bedroom Three

Shower Room

First Floor

Bedroom One

En-Suite

Garage

Family Room

Agents Note:
'Heating to the property is served by Gas Central Hearing and Wood Burner in Family Room. Please contact the branch for more details'

Total floor area 157.1 m² (1,691 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

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Welcome to

Popes Lane, Leverington Wisbech

- Modern 3 Bed Detached Chalet Bungalow
- Single Garage and Ample Parking on a Gated Driveway
- Easy to Maintain, Beautifully Landscaped Rear Garden
- Spacious Open Plan Kitchen/ Diner with Additional Entertaining Spaces
- En-suite Shower Room to Master Bedroom
- Sought After Cul- De- Sac in Leverington Village
- Log Cabin at Rear of the Garden with Wood Burner
- 2 Ground Floor Bedrooms and Shower Room

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

offers in excess of

£325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129320

The Property Ombudsman

Property Ref:
WSB129320 - 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.

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