ROBERT HALE HOMES FOR SALE

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4 SUTTON ROAD
LEVERINGTON
PE13 5DW

THE PROPERTY: WELL PRESENTED VERY DECEPTIVE THREE BEDROOM DETACHED HOUSE OF GREAT CHARACTER ON A GOOD PLOT! *21' LOUNGE PLUS 13' DINING ROOM *FITTED KITCHEN WITH BUILT IN OVEN & HOB *CONSERVATORY *UTILITY *GARAGE PLUS EXTENSIVE MULTI VEHICLE OFF ROAD PARKING *GAS FIRED CENTRAL HEATING *DOUBLE GLAZED *MUST BE VIEWED TO BE APPRECIATED!

THE PRICE: **£230,000** **FREEHOLD** **EPC BAND D** **REF. 9054**

SELLING? FREE, FREE, VALUATIONS!

Ombudsman Scheme

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.

Ombudsman Scheme

REF: 9054 4 SUTTON ROAD, LEVERINGTON

COUNCIL TAX: **BAND C FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech town centre roundabout take the A1101 Long Sutton/Sleaford exit over Freedom Bridge. Follow the road for about 0.9 mile to the traffic lights and the property is IMMEDIATELY on the righthand side immediately after the traffic lights on the main A1101 road.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY:

ENTRANCE HALL: With stairway off, walk in understairs cupboard.

LOUNGE: 21'10" (max) x 11'8" (max) With feature fire surround with gas point, glazed double doors to:-

DINING ROOM: 13'6" (max) x 13'3" (max)

FITTED KITCHEN: 9'6" x 8'10" (max) With built in electric hob, built in electric oven, inset stainless steel single drainer sink unit with cupboards under, preparation surfaces with cupboards under, range of wall cupboards, electric hob hood, part tiled walls.

UTILITY: 10'4" (max) x 7' (max) 'L' shaped, with space/plumbing for automatic washing machine.

CONSERVATORY: 10'2" (max) x 5'7" (max)

FIRST FLOOR:

LANDING: With access to loft.

BATHROOM/W.C.: With tiled walls, low level w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled floor, heated towel rail.

BEDROOM NO 1: 12'9" (max) x 12' (max)

BEDROOM NO 2: 13'4" (max) x 11'3" (max)

BEDROOM NO 3: 8'10" (max) x 7'9" (max) With built in airing cupboard housing Glowworm gas fired wall mounted combi boiler.

OUTSIDE:

DETACHED GARAGE: 16'1" (max) x 10'6" (max) With up and over door, personal door.

GARDENS: To front, down to an extensive multi vehicle off road parking space with conifers and Shrubs**.** Timber gate to side opens on to a concrete pathway leading to the enclosed rear garden which is laid to lawn with trees, shrubs, borders and a paved patio.

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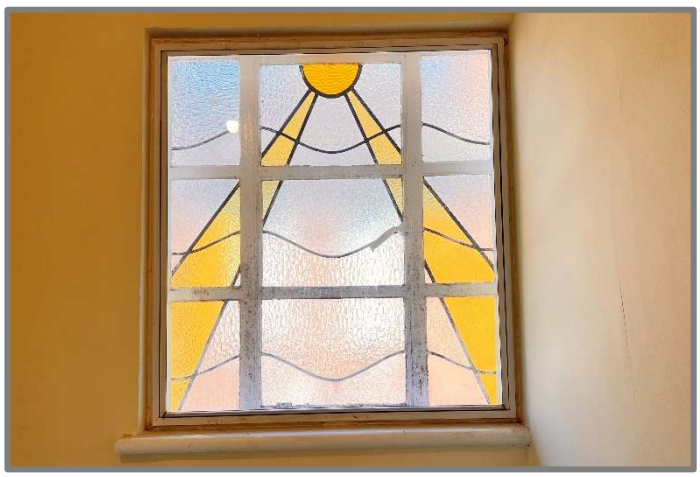






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