

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU  
**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



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

**THE PROPERTY:** THIS IS A 'SHOW HOUSE' \* BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOMED DETACHED CHALET STYLE HOUSE ON A CORNER PLOT \* 17' FITTED KITCHEN/DINER WITH NUMEROUS BUILT IN APPLIANCES \* 2 BATH/SHOWER ROOMS \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* SUPERB LOW MAINTENANCE ORNAMENTAL GARDENS TO REAR \* DOUBLE GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!

**THE PRICE:            £289,995            FREEHOLD   EPC BAND   C            REF. 9068**

**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: 9068 65, SUTTON ROAD, LEVERINGTOIN**

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

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**DOUBLE GLAZED ENTRANCE LOBBY:**

**ENTRANCE HALL:** With stairway off, built in airing cupboard housing pressurised hot water cylinder, built in cloaks cupboard;

**LOUNGE:** 15'2"(max) x 11'4"(max) with double glazed french doors to rear garden

**DINING ROOM/GROUND FLOOR BEDROOM 3:**  
13'3"(max) x 9'5"(max);

**FITTED KITCHEN/DINER:** 17'7"(max) x 12'8"(max) with built in electric double oven, built in gas hob, electric hob hood, BOSCH dishwasher, fitted double larder cupboard, peninsular preparation surfaces/breakfast bar with drawers & cupboards under, space/plumbing for automatic washing machine, range of wall cupboards, wine rack, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboard under, cupboard housing Vaillant gas fired wall mounted C/H boiler, work top with space under for condensing tumble drier;

**GROUND FLOOR SHOWER ROOM/W.C.:**  
With tiled & screened shower cubicle with thermostatic shower, low level w.c., pedestal wash basin, tiled walls, extractor fan;

**FIRST FLOOR:**

**LANDING:** With built in wardrobe/cupboard;

**BATHROOM/W.C.:** With low level w.c., pedestal wash basin, panelled bath with mixer tap & shower attachment, part tiled walls, light/shaver point, extractor fan;

**BEDROOM NO 1:** 14'9"(max) x 12'10"(max) with full width range of fitted wardrobe/cupboards;

**BEDROOM NO 2:** 16'8"(max) x 9'7"(max);

**OUTSIDE:** **COLD WATER TAP: SECURITY LIGHTS: EXTERNAL POWER POINT: TIMBER GARDEN SHED:**

**DOUBLE GARAGE:** 16'8"(max) x 16'6"(max) with twin up & over doors, personal door, joint storage, power & lighting;

**GARDENS:** Ornamental gardens to front, lid to lawn with shrubs, stone chippings, paved pathway. Timber gate to side opens onto the enclosed walled ornamental rear garden, which is down to shingle with paved patios, trees, shrubs and a tarmac double off road parking space;



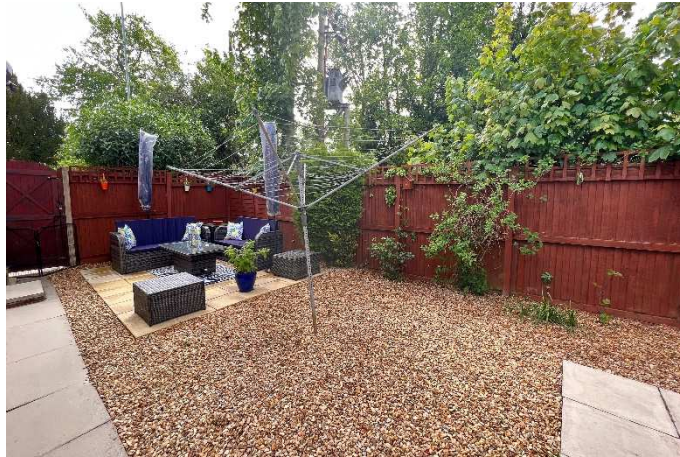
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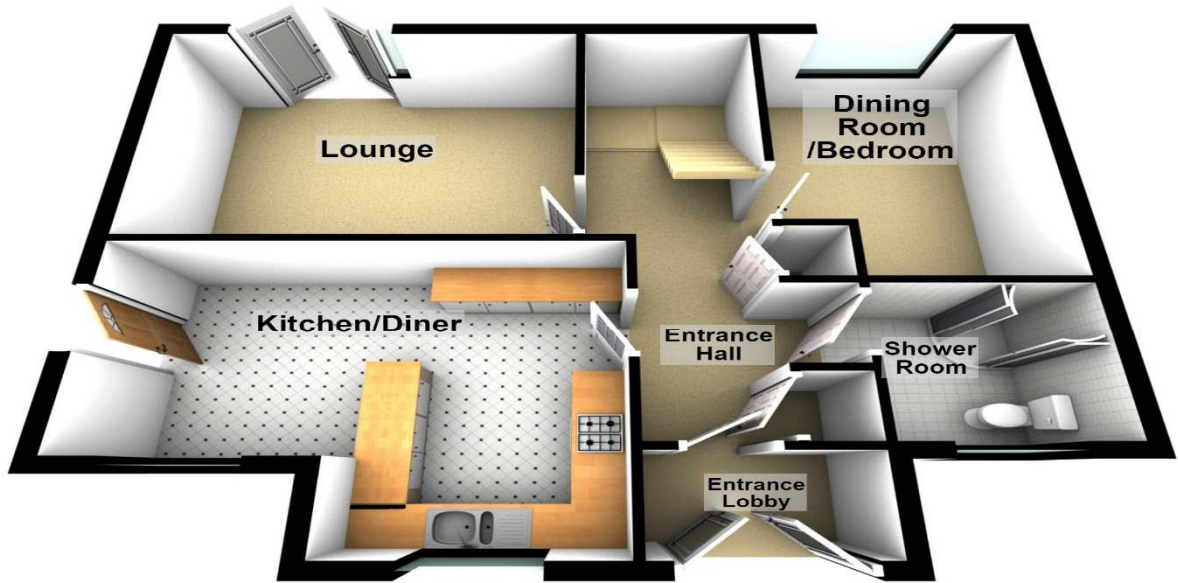
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**Ground Floor**



**First Floor**

