

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**14 WALSINGHAM COURT
LEVERINGTON
PE13 5AQ**

THE PROPERTY:

MODERN TWO BEDROOMED DETACHED BUNGALOW SITUATED ON THIS SOUGHT-AFTER RESIDENTIAL ESTATE * 24FT LOUNGE * CONSERVATORY * DETACHED BRICK GARAGE PLUS OFF-ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * GENEROUS ENCLOSED GARDENS TO REAR * IDEAL FIRST TIME BUY, INVESTMENT AS BUY TO LET OR RETIREMENT BUNGALOW * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE:

£190,000

FREEHOLD

EPC BAND D

REF.9031

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: 9031 14 WALSINGHAM COURT LEVERINGTON

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the main road for about 1 mile then turn right into Peatlings Lane. Then turn first left into Mountbatten Drive. Follow the road to the T junction with Walsingham Court and turn right.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCEHALL: With built in airing cupboard housing VIESSMANN gas fired central heating boiler and programmer.

LOUNGE/DINER: 24' (max) x 10' 5" (max) With fitted living flame gas fired feature square archway, double glazed patio doors to rear garden.

KITCHEN: 11' 2" (max) x 8' 2" (max) With gas cooker point, range of wall cupboards, part tiled walls, space/plumbing for washing machine, inset stainless steel single drainer sink unit with cupboards under.

BRICK & UPVC CONSERVATORY:
9' 9" (max) x 6' 3" (max).

BATHROOM/W.C.: With pampas suite comprising, pedestal wash basin, low level W.C., panelled bath, part tiled, shaver point.

BEDROOM NO 1: 13; 4" (max) x 9' (max) With bay window.

BEDROOM NO 2: 10' 6" (max) x 9' 9' (max) With full width range of built in wardrobe/cupboards.

OUTSIDE: **OUTSIDE LANTERN : TIMBER STORE SHED**

DETACHED BRICK GARAGE:
17' 2" (max) x 8' 2" (max) With up & over door, power & lighting, personal door, joist storage.

GARDENS: To front laid to lawn with shrubs and a paved pathway to the front entrance door. Timber gate to side opens on to a paved pathway which leads to the generous enclosed rear garden which is laid to lawn with shrubs and a paved patio.



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Ground Floor

