



Sutton Road, Leverington Wisbech
£270,000 Freehold

**Sharman
Quinney**

Key Features



- Great Family Home
- Generous Rear Garden
- Ample Off-Road Parking
- Open-Plan Kitchen/Dining Area
- Newly Fitted Family Bathroom

Ground Floor

Entrance Hall

Entrance door to front. Hard flooring. Stairs to first floor and access to understairs storage.

Living Room

Large bay window to front. Hard flooring. Feature fireplace.

Dining Room

Hard flooring. Feature fireplace. Open into kitchen and conservatory.

Kitchen

Tiled flooring. Dual aspect windows to side and rear. Door to side into garden alleyway. Kitchen is fitted with a range of modern base and wall units with tiled splashbacks. Free standing gas range



with overhead extractor fan. Stainless steel sink. Space for washing machine, dishwasher and tall free-standing fridge/freezer.

Conservatory

UPVC construction. Door to garden, windows to rear and side. Fitted carpet.

First Floor

Bedroom One

Large bay window to front. Fitted carpet.

Bedroom Two

Window to rear. Fitted carpet.

Bedroom Three

Window to front. Hard flooring.

Bathroom

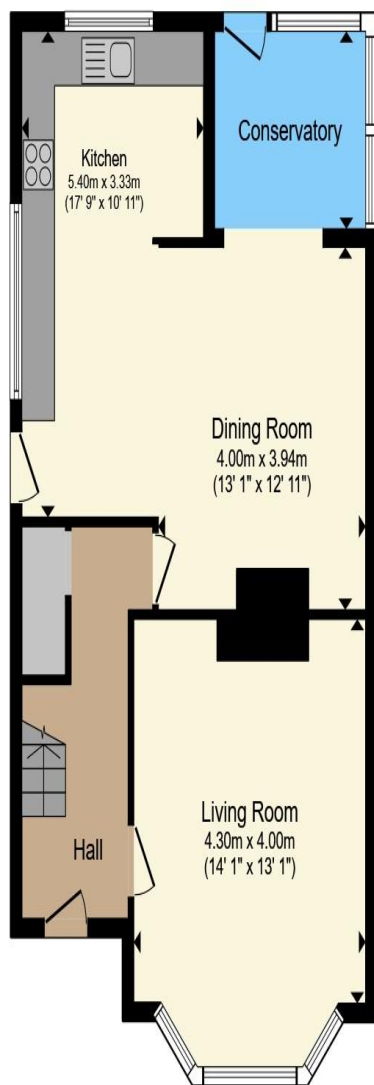
Window to rear. Hard flooring and partly tiled walls. Newly fitted suite comprising of free-standing tub, large walk-in shower with rain head, vanity sink with storage and low-rise toilet. Heated towel rail.

Outside

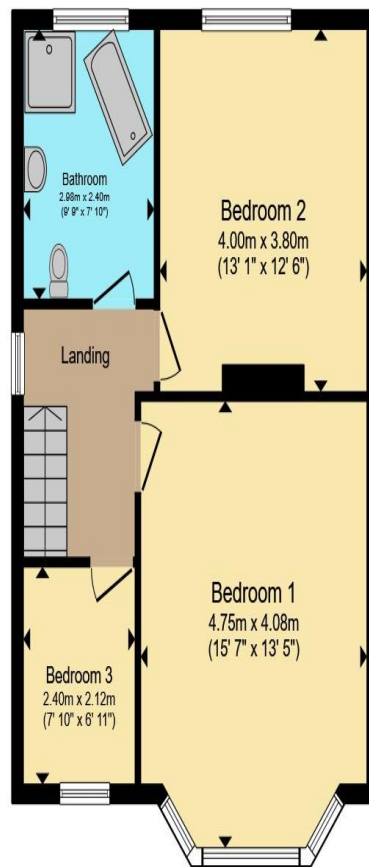
The front garden is walled off from the public path allowing access to the gravelled driveway providing space for multiple vehicles. Two side gates allow access to the rear garden.

The rear garden is fully enclosed and mostly laid to lawn with shrub borders. To the rear there is





Ground Floor



First Floor

Total floor area 121.7 m² (1,310 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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a hardstanding providing a seating area in front of the summer house. To the side there is a timber shed for further garden storage.

Agents note:

Please note that the AML fee covers 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.

To view this property call Sharman Quinney on:
01354 661166

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