



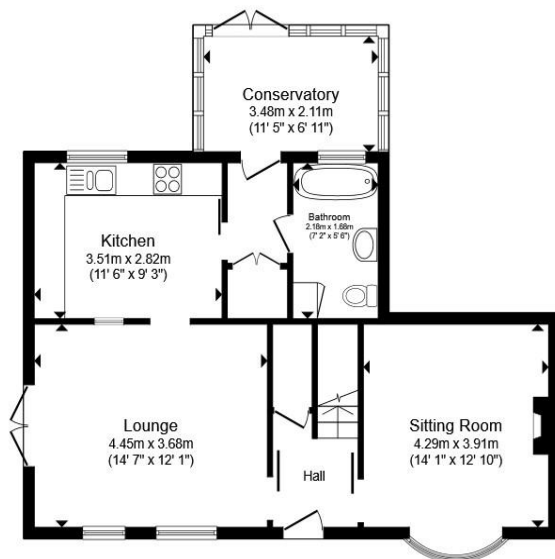
Leverington Common, Leverington Wisbech PE13 5BW

Welcome to

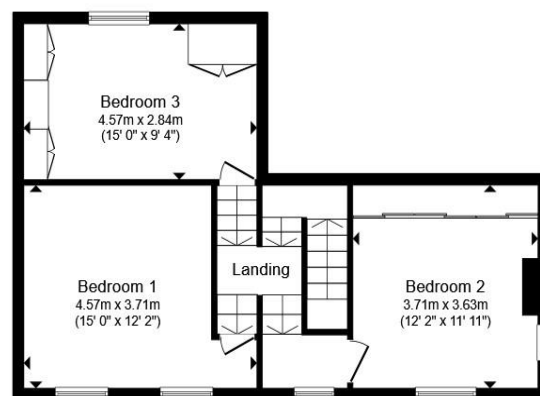
Leverington Common, Leverington Wisbech

Nestled away from Leverington Common and approached via a long private driveway, this charming detached home occupies a stunning plot of approximately 0.75 acres (STS), offering exceptional privacy and beautiful field views to the rear. Rarely do properties in such a secluded setting become available. The property benefits from a double garage and ample off-road parking. Inside, the accommodation includes two generous reception rooms, with the sitting room featuring a delightful brick fireplace as its focal point. A second reception room leads through to the kitchen, family bathroom and a conservatory overlooking the gardens. Upstairs, a split-level landing gives access to three spacious double bedrooms. While the property would benefit from modernisation, it offers fantastic potential for buyers looking to create their dream home in a truly idyllic location. Set within a peaceful rural setting yet conveniently placed for local amenities, this is a rare opportunity to acquire a home with space, privacy and endless potential. 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.

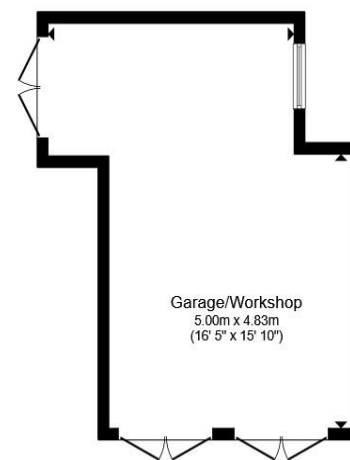




Ground Floor



First Floor



Outbuilding

- Entrance Hall
- Sitting Room
- Lounge
- Kitchen
- Bathroom
- Conservatory
- First Floor
- Bedroom One
- Bedroom Two
- Bedroom Three
- Garage/Workshop

Total floor area 152.4 m² (1,641 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

Welcome to

Leverington Common, Leverington Wisbech

- 3 Bedroom Detached House
- 3 Large Double Bedrooms
- 2 Reception Rooms
- Sitting on a 0.75 Acre Plot (STS)
- Private Driveway Leading to the Property
- Double Garage & Ample Off Street Parking
- Stunning Field Views to the Rear
- No Onward Chain

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£390,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129019



Property Ref:
WSB129019 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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