



MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

Residential Sales

£210,000



Ref: J407

15 Donington Park, Leverington, Wisbech, Cambridgeshire PE13 5EF

This Modern Two Bedroom Bungalow is pleasantly located in a small cul-de-sac in the sought after village of Leverington. With the Kitchen and Bathroom both recently updated it is ready to move straight into. Gas Central Heating, Double Glazing, Gardens, Garage and Parking. No Upward Chain.





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ENTRANCE HALL Double glazed panelled front entrance door leading into the Entrance Hallway. Radiator. Loft access. Door to airing cupboard housing gas fired boiler serving central heating and water cylinder. Laminate flooring. Doors to all rooms.

LOUNGE 13' 5" x 11' 6" (4.09m x 3.52m) Double glazed bow window to front. Radiator. Wall mounted electric consumer unit. Television aerial point. Telephone point.

KITCHEN/BREAKFAST ROOM 11' 6" x 10' 2" (3.53m x 3.12m) Single drainer sink unit with mixer tap over, range of base units and drawers below. Preparation surface. Tiled splash backs. Matching wall units. Integrated oven and gas hob with extractor canopy over. Integrated tall standing fridge freezer. Space and facilities for washing machine. Double glazed panelled door and double glazed window to side. Radiator. Vinyl flooring.

BEDROOM ONE 12' 3" x 9' 2" (3.74m x 2.81m) Maximum measurements. Double glazed window to rear. Radiator.

BEDROOM TWO 9' 8" x 8' 4" (2.96m x 2.55m) Double glazed window to rear. Radiator.

BATHROOM 6' 11" x 6' 7" (2.12m x 2.03m) Three-piece bathroom suite comprising panelled bath, pedestal wash hand basin with mixer tap over and low-level flush WC. Tiled splash backs to half height. Heated towel rail. Ceramic tiled floor. Double glazed obscure window to rear.

OUTSIDE The property a set back from the road with a low hedge to the front. A hardstanding driveway provides off-road parking leading to the garage and the front garden is laid to shingle for low maintenance with a path leading to the side. Outside light. The rear garden is fully enclosed by panelled fencing and laid to shingle for low maintenance, with some inset plants and shrubs. Timber garden shed.

GARAGE 16' 4" x 8' 9" (5.0m x 2.69m) Cantilever up and over style door. Light point.

SERVICES Mains gas, electricity, water and drainage.

VIEWINGS Strictly by appointment with Maxey Grounds.

POSSESSION Vacant possession upon completion of purchase.

DIRECTIONS From our town centre office proceed on the A1101 signed Sleaford/Long Sutton. At the traffic lights on Leverington Road bear left and at The Rising Sun public house bear left and follow the road to Leverington Common. Donington Park can be found a short way down on the right hand side.

COUNCIL TAX BAND B

EPC RATING BAND TBA

PARTICULARS UPDATED 18th January 2022



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Total area: approx. 75.6 sq. metres (814.1 sq. feet)



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