



# MAXEY GROUNDS

residential.sales@maxygrounds.co.uk

01945 428820

Residential Sales

## £475,000



Ref: B2035

### **Orchard View, Church Road, Leverington, Wisbech, Cambridgeshire PE13 5DE**

A Superb 4 Bedroom Detached House offering Spacious Family Accommodation, presented and maintained to a High Standard throughout. Benefitting from a Lounge, Conservatory, Kitchen/Breakfast Room, Utility Room, Study, Separate Dining Room, Downstairs Cloakroom, 4 Double Bedrooms, En-Suite and Family Bathroom. Large rear garden, Off-Road Parking and Detached Double Garage. Situated in a popular Village location.



Offices at March and Wisbech

[www.maxygrounds.co.uk](http://www.maxygrounds.co.uk)



# MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

## Residential Sales

**ENTRANCE HALL/RECEPTION ROOM** 21'5" x 10'8" (6.53m x 3.25m) Wooden and double glazed obscured panelled entrance door leads into the Entrance Hall. Turned staircase leading off. Doors to ground floor rooms. Radiator. Wooden flooring.

**KITCHEN/BREAKFAST ROOM** 13' 2" x 13' 1" (4.02m x 4.01m) One and a half bowl ceramic sink unit with mixer tap over. Range of base units and drawers below with preparation surface. Tiled splashback's. Matching wall units. Space and facilities for gas range style cooker with double extractor hood over. Integrated dishwasher, integrated fridge/freezer. Centre island with breakfast bar, further drawers and wine rack. Tiled flooring. Ceiling spotlights. Double glazed window to rear. Wooden and double glazed obscured panelled door to side. Radiator. Underfloor heating. Door to Utility Room.

**UTILITY ROOM** 7' 10" x 6' 6" (2.39m x 2.00m) Stainless steel single drainer sink unit with mixer tap over. Range of base units below with preparation surface over. Tiled splashback's and matching wall units. Space and facilities for washing machine, space for tumble dryer. Wall mounted boiler serving central heating and hot water, concealed in wall unit. Electric consumer unit wall mounted. Ceramic tiled floor. Double glazed timber framed window to front. Radiator.

**LOUNGE** 21' 5" x 12' 2" (6.54m x 3.72m) Feature gas fireplace set on a marble hearth with timber surround and mantle. Two double glazed timber framed windows to front. French doors through to the Conservatory. Radiator.

**CONSERVATORY** 14' 6" x 11' 9" (4.43m x 3.60m) Of brick and double glazed construction. Power and light. Television aerial point. Ceramic tiled floor.

**DINING ROOM** 12' 5" x 11' 8" (3.80m x 3.58m) Double glazed window to rear. Radiator.

**STUDY** 7' 10" x 6' 2" (2.39m x 1.88m) Double glazed timber framed window to front. Radiator.

**CLOAKROOM** 6' 1" x 3' 2" (1.86m x 0.97m) Low-level flush WC and pedestal wash handbasin with tiled splashbacks. Radiator. Extractor fan.

**STAIRS AND LANDING** Doors to all first floor rooms. Radiator. Door to cupboard with slatted shelving for storage.

**BEDROOM ONE** 21' 4" x 12' 2" (6.52m x 3.73m) L shaped maximum measurements. Two double glazed timber framed windows to front. Radiator. Door to En-Suite.

**EN-SUITE** 7' 8" x 6' 11" (2.34m x 2.12m) Three piece bathroom suite comprising shower cubicle with mains shower, pedestal wash handbasin and low-level flush WC. Double glazed obscured window to rear. Heated towel rail. Underfloor heating. Fully tiled walls and flooring with mermaid board to shower. Ceiling spotlights. Extractor fan.

**BEDROOM TWO** 12' 6" x 11' 9" (3.82m x 3.59m) Double glazed window to rear. Radiator.

**BEDROOM THREE** 14' 11" x 10' 10" (4.57m x 3.32m) Double glazed window to rear. Radiator. Door to built-in wardrobe with hanging rail and shelving for storage.



# MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

## Residential Sales

**BEDROOM FOUR** 14' 11" x 10' 0" (4.57m x 3.07m) Two double glazed timber framed windows to front. Radiator.

**BATHROOM** 8' 7" x 6' 5" (2.64m x 1.98m) Four piece bathroom suite comprising shower cubicle with mains shower, panelled bath with mixer tap over, pedestal wash handbasin and low-level flush WC. Fully tiled walls and floor with mermaid board to shower. Double glazed obscured timber framed window to front. Heated towel rail. Underfloor heating. Ceiling spotlights. Extractor fan.

**OUTSIDE** The property is setback from the road behind a low hedge with a front garden laid to lawn with plants and shrubs to border. Shingle driveway leads to the side of the property with a five bar vehicular gate and pedestrian gate then providing access to the side and rear. Shingle area providing ample off-road parking leading to Double Garage. Various outside lights, outside tap. Gate leading to rear garden. The rear garden is fully enclosed by panelled fencing mainly laid to lawn variety of plants and shrubs to border. Patio area from the conservatory boarded by a low ornamental brick wall. Greenhouse.

**SERVICES** Mains gas, electricity, water and drainage.

**VIEWINGS** Strictly by appointment with Maxey Grounds.

**POSSESSION** Vacant possession upon completion.

**DIRECTIONS** From the town centre take the A1101 out of Wisbech signed Sleaford/Long Sutton. At the traffic lights bear left signed Leverington and Parson Drove. Follow the road and turn right at The Rising Sun public house. Orchard View is the first house on the left hand side.

**COUNCIL TAX BAND** E

**EPC RATING** BAND TBA

**PARTICULARS PREPARED** 18th March 2022





# MAXEY GROUNDS







MAXEY  
GROUNDS





MAXEY  
GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

Residential Sales

**AWAITING FLOOR PLAN**



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.