



# MAXEY GROUNDS

residential.sales@maxygrounds.co.uk

01945 428820

Residential Sales

## £795,000



Ref: M1437

### **Hopwood, The Still, Leverington, Wisbech, Cambridgeshire PE13 5DQ**

A spacious family home, built in 2012/13 by the current owners to a high specification, standing in a walled garden of about 0.6A providing enviable privacy on the edge of the popular village of Leverington. With 4780 sq. ft of accommodation, open plan style to the ground floor with 3 reception rooms plus large Kitchen/Diner, 4 double bedrooms 4 bath/shower rooms. Air Source heat pump central heating and solar panels and high insulation standards make this an economic home. Integral double garage and extensive secure parking.



Offices at March and Wisbech

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



# MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

## Residential Sales

**OPEN OAK FRAMED ENTRANCE PORCH** leading via oak front door to;

**RECEPTION HALL** 24' 10" x 13' 9" (7.57m x 4.19m) with central oak staircase having half landing, open oak stud work to lounge area, storage cupboard.

**STUDY** 15' 10" x 14' 2" (4.83m x 4.32m) with incoming point for telephone / internet and central data network hub.

**SHOWER ROOM** with digital shower, basin and wc, fitted within range of cupboards with mirror over. Airing Cupboard housing second heat pump water tank.

**GYM/PLAYROOM** 15' 9" x 13' 7" (4.8m x 4.14m) with tilt and slide patio doors, air conditioning unit.

**LOUNGE** 20' 2" x 18' 3" (6.15m x 5.56m) double height to the majority with feature fireplace having wood burner, full width bifold doors leading to patio, with roof lights above, open oak studwork leading to;

**KITCHEN/DINING ROOM** 33' 5" x 15' 10" (10.19m x 4.83m) Kitchen area 17' 6" x 15' 10" fully fitted with painted kitchen units (duck egg blue) and oak worktops with central island with breakfast seating, twin bowl Belfast sink with mixer taps, separate circular sink to island with boiling tap. Fitted Neff appliances (oven, ceramic hob, extractor, dishwasher, microwave), Large American style fridge freezer, wine fridge. Dining Area 15'11" x 15'1" with patio doors to side and rear garden.

**WALK IN PANTRY** 9' 6" x 6' 0" (2.9m x 1.83m) with fitted cupboards and worktop to match Kitchen and shelving.

**SIDE HALL** 9' 5" x 9' 3" (2.87m x 2.82m) with door to side garden, leading to;

**UTILITY ROOM** 15' 11" x 10' 3" (4.85m x 3.12m) including large drying cupboard, fitted cupboards and worktops matching kitchen, spaces for washing machine, drier and tall freezer.

**REAR HALL** 13' 4" x 10' 9" (4.06m x 3.28m) including walk in Boiler Cupboard housing Daiken Air Source Heat Pump and electrical distribution boards, doors to Workshop and Double Garage.

**WORKSHOP** 14' 7" x 15' 11" (4.44m x 4.85m) (potential Playroom or Office) with double patio doors to garden.

**INTERGRAL DOUBLE GARAGE** 25' 2" x 21' 1" (7.67m x 6.43m) With 2 single roller doors electrically operated, brickwork internal walls, ramped access to rear hall.

**LANDING** 20' 3" x 18' 6" (6.17m x 5.64m) with central oak stairs with gallery surrounding, overlooking lounge and providing first floor sitting area and access to the bedrooms.

## BEDROOM 1 SUITE

**BEDROOM 1** 15' 6" x 15' 1" (4.72m x 4.6m) min dimensions with entrance in addition leading to En Suite and Walk In wardrobe. With oak flooring and slid/tilt patio doors leaving to covered balcony area.

**DRESSING ROOM** fitted with shelving and drawer storage.

**EN SUITE BATHROOM** with bath having automated fill, twin hand basins and wc fitted within a range of cupboards, with mirrors over.

**BEDROOM 2** 15' 10" x 14' 3" (4.83m x 4.34m) (max 10' 1" min) with walk in wardrobe, door to Jack & Jill Bathroom.

**BEDROOM 3** 15' 10" x 13' 3" (4.83m x 4.04m) with



# MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

## Residential Sales

tilt and turn patio doors having Juliet balcony rails, walk in wardrobe, door to Jack & Jill Bathroom.

**JACK & JILL BATHROOM** (serving Bedrooms 2 & 3) with bath, walk in digital shower basin and wc fitted to built in cupboards with mirror above.

### BEDROOM 4 SUITE

**STUDY/ PLAYROOM** 15' 10" x 10' 3" (4.83m x 3.12m) (min. dimensions) with airing cupboard, door to En Suite, and opening onto Bedroom area.

**BEDROOM AREA** 16' 9" x 23' 3" (5.11m x 7.09m) (max., 14' 8" min. part restricted headroom) with door to Store.

**EN SUITE SHOWER ROOM** with walk in digital shower, basin and wc fitted to range of cupboards with mirror over.

**STORE ROOM** 25' 0" x 14' 7" (7.62m x 4.44m) (part restricted headroom) providing extensive accessible storage over the double garage.

**OUTSIDE** The main access is via a electric metal sliding gate to the gravelled forecourt, with extensive secure parking space for multiple vehicles, and access to the Double garage and also a separate fenced parking / storage section with timber store 20' x 8'. The rear garden has separate areas of lawn with surrounding borders, large split level patios, side garden area with decking, vegetable garden area with raised vegetable planting beds including established asparagus bed, fruit cage, decking, greenhouse, chicken run and garden shed (12' x 8'). There is also a second gated rear access with gravel driveway suitable for caravan storage.

**SERVICES** Mains Water Electricity and Drainage connected. Air source heat pump heating and hot water. 4KW PV solar panels receiving FIT subsidy. Alarm and CCTV currently installed.

**GENERAL NOTES** Hopwood has limestone flooring to the majority of the ground floor, with underfloor heating to the ground floor and radiators to the first floor. All showers are digital. All bathrooms have heated towel rails and first floor bathrooms have electric heated floor tiles. There is data cabling to the majority of rooms. Windows are of engineered timber with double glazing throughout.

Access is via The Still, a private lane over which there is a right of way to both entrances.

The property is situated within the Leverington Conservation Area.

The wall enclosing Hopwood is owned with the property to all boundaries.

Notice is given as required under The Estate Agents Act 1979 that one of the owners of the property is a partner of Maxey Grounds & Co.

**DIRECTIONS** From our town centre office proceed on the A1101 signed Sleaford/Long Sutton. At the traffic lights on Leverington Road bear left and continue for approximately 1/3 of a mile and then take the next left into The Still. Continue to follow around a left-hand bend and the property can be located a short distance on the left.

**COUNCIL TAX BAND** F

**EPC RATING** BAND B

**PARTICULARS PREPARED** 26<sup>th</sup> April 2022



# MAXEY GROUNDS





MAXEY  
GROUNDS



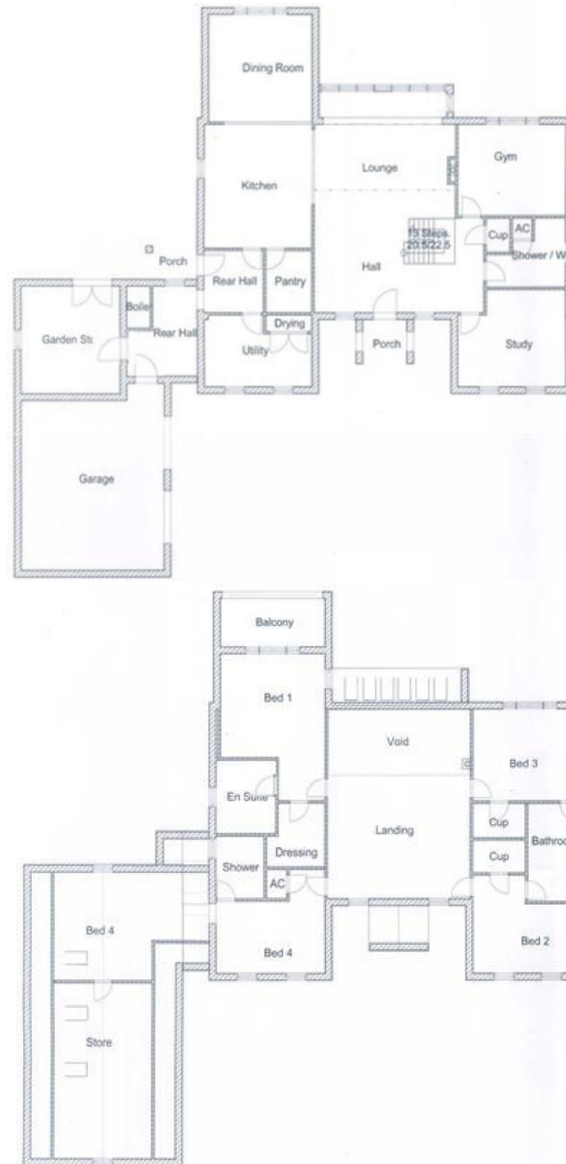


# MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

Residential Sales



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.