



**Oaktree Barn, Gull Lane, Leverington**  
Wisbech



**£875,000**



# Oaktree Barn, Gull Lane

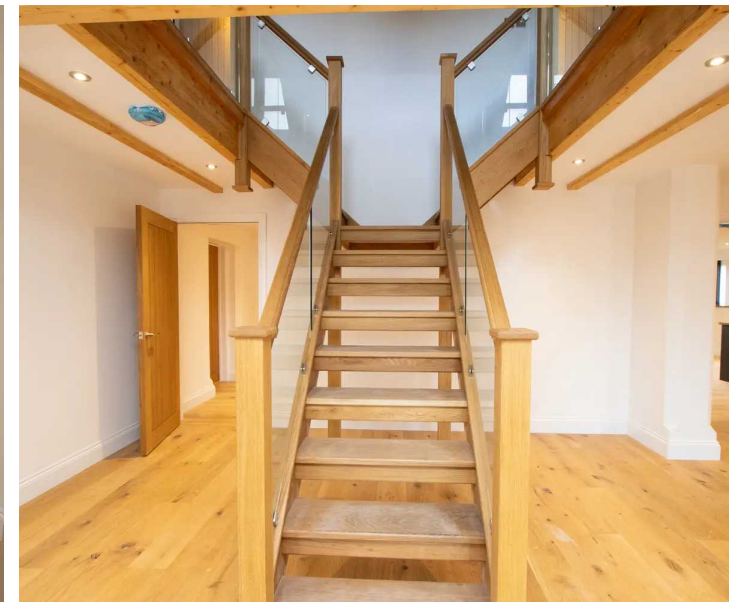
Leverington, Wisbech

Stunning 5 bed barn-style house in prestigious development. High spec with oak flooring, open-plan kitchen, underfloor heating and air source heating. South-facing garden with countryside views. Ample parking and double garage. Perfect for those who value quality and elegance.

Council Tax band: G

Tenure: Freehold

- A stunning individually designed barn style new home
- Located in the prestigious Seafeld Barns development in Leverington
- Designed and built by a respected local builder
- High specification throughout
- Engineered oak flooring, oak staircase and window boards
- Fully double glazed hardwood windows throughout
- Quality carpets and vinyl throughout the first and second floor
- Zone controlled air source heating with underfloor heating throughout the ground floor
- Fantastic kitchen with Integrated Bosch appliances
- Flexible and spacious accommodation spread across three floors





### **Reception Hall**

A beautiful and vast reception hall with a stunning oak staircase with glass balustrades leading to a galleried landing. There is a storage cupboard and an engineered oak floor. Doors lead off to the kitchen, living room, dining room and rear hallway.

### **Living Room**

A spacious and bright room with an engineered oak floor, floor to ceiling fixed windows and french doors with fixed windows to either side.

### **Office**

A spacious and useful ground floor office or second sitting room with an engineered oak floor, french doors with fixed windows to either side and views to the side garden.

### **Kitchen**

Fully fitted with a range of navy base, drawer and wall mounted units with oak preparation surfaces, an enamel white sink and integrated Bosch appliances. There is a centre island with a fitted breakfast bar and further base and drawer units. French doors lead to the side garden and windows overlook the rear of the property.

### **Utility Room**

Fitted with a matching range of base, drawer and wall units with oak worksurfaces and a stainless steel sink with taps over. A window overlooks the rear and a door leads into the rear hallway.

### **Rear Hallway**

Has a door off to the rear entrance and further doors that lead to the reception hall, plant room, utility room, ground floor shower room and double garage.







### **Shower Room**

A convenient and useful shower room that has a fitted hand basin, wc and shower cubicle.

### **Plant Room**

The Plant room houses the hot water tank and controls for the air source heating system and the underfloor heating for the entire ground floor emanates from here. There is a door to the rear entrance.

### **First Floor Landing**

With oak hand rails and glass balustrades, the galleried landing is a beautiful feature of the home and there are two large storage cupboards plus a window to the front of the property. A further staircase leads to the second floor and doors lead off to the bedrooms, upper floor living room and bathroom.

### **Bedroom 1**

A stunning main bedroom with exposed oak beams and a vaulted ceiling with LED lighting. Windows overlook the side and rear of the property and a walkway leads through to the dressing area and en-suite bathroom.

### **Dressing Area**

Fitted shelving and hanging space with fitted rails plus a door to the en-suite bathroom.

### **En-Suite Bathroom**

Has a hand basin and WC set to a navy vanity unit. There is a walk in shower cubicle with mains shower and a bath with mixer taps over. There is also a heated towel rail and wall mounted mirror with sensor light.



### **Bedroom 2/Upper Floor Living Room**

Designed to give the flexibility to either live on the ground or first floor, this large, bright room mirrors the ground floor living room in size and gives the potential for a second living space with fixed floor to ceiling windows overlooking the front of the property. Depending on needs, this could be a large bedroom if required.

### **Bedroom 3**

A large double bedroom with windows overlooking the rear of the property and a door to another en-suite shower room.

### **En-Suite Shower Room**

Has a large walk in shower cubicle and a hand basin and WC set to a vanity unit.

### **Bedroom 4**

A large double bedroom with two velux windows to the front of the property.

### **2nd Floor Landing**

Space for office furniture or a great reading area, this landing has a door to Bedroom 4 and a door to a storage cupboard.

### **Bedroom 5**

A large double bedroom with two velux windows and a door to an en-suite WC

### **En-Suite WC**

Fitted hand basin and WC.

### **Garden**

There is a south facing garden to the side of the property that has a paved terrace and an area of lawn. Ideal for entertaining or relaxing. The garden continues to the rear of the property and there are grassed paddocks and fields immediately behind the house giving a lovely countryside view. At the back of the house there is a covered terrace area that is ideal to enjoy a relaxing morning coffee. The frontage gives lots of off road parking space and access to the double garage.



**NEXT LEVEL  
PROPERTY**

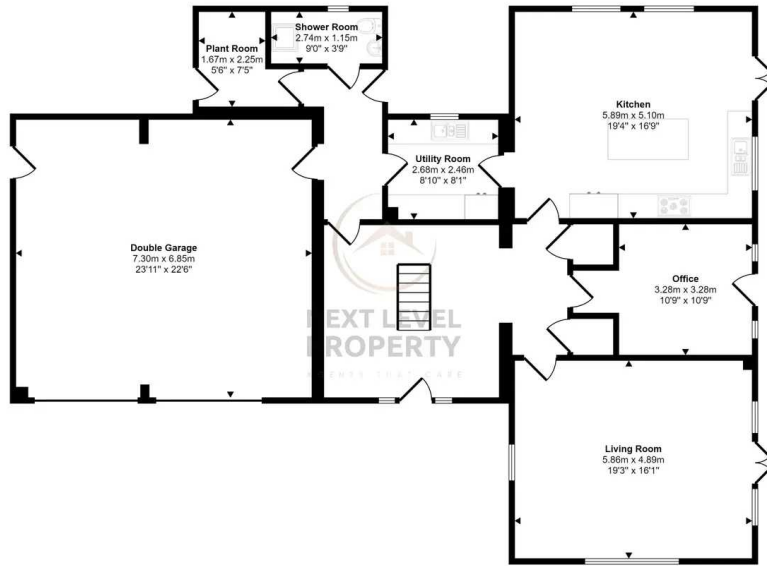
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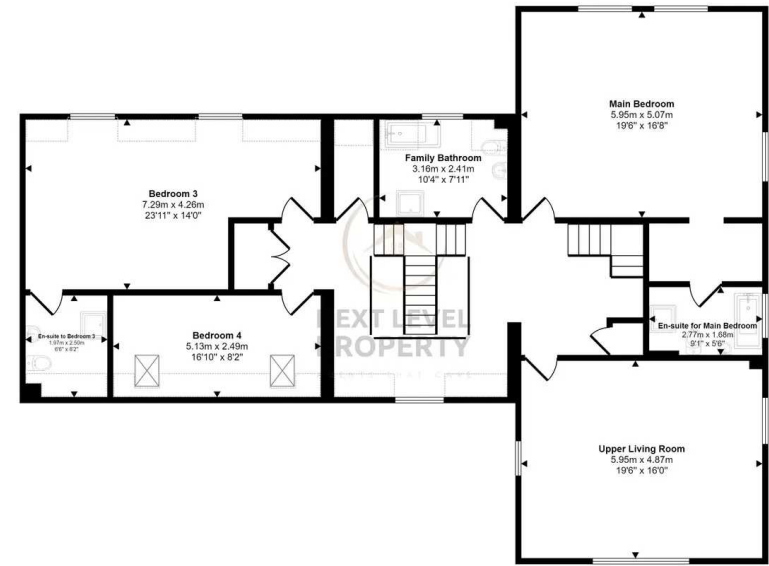




Ground Floor  
Approx 176 sq m / 1894 sq ft

Denotes head height below 1.5m

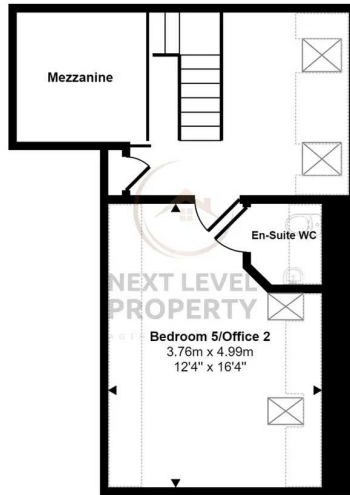
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First Floor  
Approx 165 sq m / 1775 sq ft

Denotes head height below 1.5m

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Second Floor  
Approx 39 sq m / 424 sq ft

Denotes head height below 1.5m

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**NEXT LEVEL  
PROPERTY**

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## Next Level Property

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