



Rose Cottage  
Leverington | Wisbech | PE13 5BQ

## ROOM FOR FAMILY



This beautifully presented three-bedroom bungalow sits on a large plot on the edge of a desirable and well-served village. The individually designed home benefits from generous accommodation throughout, as well as a fantastic self-contained annexe. Designed with meticulous attention to detail, this exceptional home epitomises both comfort and style, providing a luxurious haven in the heart of the Cambridgeshire countryside.



# KEY FEATURES

- Beautifully presented Three Bedroom modern Bungalow in a non-estate position
- Further Detached One Bedroom Annex offering flexible living arrangements
- Spacious Bedrooms with views across neighbouring Countryside
- Large Kitchen/Breakfast Room and a separate Utility Room
- Generous Living Room with feature fireplace
- Exceptionally light and well-proportioned rooms
- Underfloor Heating within the Bungalow & Annex, Air Source Heating System & Air Con
- Large enclosed rear Garden backing on to Farmland
- Private gated Driveway and single Garage
- Total accommodation extends to 2675 sq ft Approx

For the current owners, the construction of this stunning home was a labour of love. Already living in the village, they set about finding a plot with stunning views on which to build the property of their dreams. "We absolutely love the house, the location and the village" explains the current owner, "it's such a wonderful place to live and we can't imagine living anywhere else." The plot is something else too; boasting a south-facing rear garden and uninterrupted views that make parting ways a bittersweet prospect. Now, as a new project beckons, this eight-year-old home eagerly awaits a new family to embark on its next chapter.

## Step Inside

The property has been built with generous proportions, as evidenced by the expansive hallway. The hallway is bright and spacious and the owners have made good use of the proportions with the arrangement of furniture items here. Underfloor heating has been installed throughout the bungalow, ensuring that it remains comfortably warm during the colder months.

The home has been designed for comfort with thoughtful additions such as air conditioning in key areas, including the kitchen, principal bedroom and sitting room. Further additions include integral speakers that have been seamlessly incorporated into the kitchen, hallway and principal bedroom. These speakers are hard wired in and can be linked to your favourite play list so you can listen to music in the hallway, kitchen, main bedroom and bathroom.

To the front of the property are two, good sized bedrooms, each with attractive bay-style windows.





# KEY FEATURES

Both rooms have fitted wardrobes, with the principal bedroom boasting a walk-in wardrobe and a stylish ensuite shower room. Moving further into the property is a third bedroom, again with practical fitted wardrobe. Although this space is currently designated as a bedroom, it has versatile potential and could easily be repurposed to meet your needs.

The impressive kitchen/diner serves as the heart of this stunning home - a fantastic space to spend time preparing and enjoying meals together. Stylish Shaker-style cabinets adorn three sides of the room, providing ample storage for all your kitchen essentials. The large central island, with matching units and double sink add to the functionality.

The kitchen is well equipped with integral appliances, including a dishwasher, combination/steam oven, microwave with grill, induction hob with extractor fan above and American-style fridge freezer. There are also recycling bins, from the kitchen, double doors lead to the large garden patio.

Adjoining the kitchen is a convenient utility room, equipped with further units and plumbing for a washing machine and tumble drier. This room also offers space for a fridge freezer and features a door that opens to the garden.

Enhancing the open-plan layout of the kitchen/diner, the adjoining sitting room is not separated by a door. If more distinct division is preferred, installing a door between the two rooms is a simple adjustment. However, the current arrangement encourages an easy flow from one space to another.

Bathed in natural light from its double aspect, the sitting room exudes a warm and inviting ambiance. Doors open to the rear patio, seamlessly extending the living space for outdoor entertaining on warmer days. The thoughtful addition of surround sound speakers in the ceiling by the current owners elevates movie nights and adds another layer to the overall entertaining experience.

The family bathroom boasts a spacious layout and features both a bath and a wet room style shower with a single shower screen. Thoughtfully fitted by the owners, the room includes a variety of wall and under-sink units, offering both open and closed storage for bathroom essentials.











### Annexe Accommodation

The annexe, which is located above the garage, provides an independent living space with privacy separate from the main house. The ground floor of the annexe encompasses a stylish kitchen/diner, while the first floor offers a bedroom and a sitting room, complete with the added comfort of air conditioning.

Designed for versatile arrangements, the annexe is ideal for multi-generational living or accommodating visiting family members and friends. Whether serving as a guest suite, in-law quarters, or a dedicated residence for older children yet to fully fly the nest, the annexe ensures a private retreat with all the essential home comforts.

The property is nestled on a generous plot behind low-level hedges to the front. Accessible through large gates leading to a spacious gravel driveway with parking for up to 10 cars, there is also a convenient drive access to the garage at the side of the property.

The rear garden features a substantial patio area directly behind the property, providing a peaceful space to appreciate the quiet, rural surroundings and the uninterrupted countryside views. The well-maintained garden, once an apple orchard, now features a lush lawn with raised borders. The current owners have retained some of the apple trees and have introduced pear and plum trees too. Fully fenced for child and pet safety, the garden also includes two sheds and a greenhouse – perfect for those with horticultural ambitions.

### The Location

Leverington is an attractive village located 1.5 miles northwest of Wisbech. It is a friendly, well served village which is served by a good range of amenities such as a village shop and post office, primary school, hairdressers, dining pub and fish and chip shop. Recreation facilities include a playground, family park, a sports and social club and a Table Tennis Club.

Further amenities can be found in Wisbech (1.5 miles), Kings Lynn (15 miles) and Peterborough (22 miles). Direct rail services run from Kings Lynn to London Kings Lynn in just under two hours.



















# INFORMATION

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## On Your Doorstep..

Leverington is a North Cambridgeshire village with a church, primary school, sports & social club, post office and a public house. The close-by Georgian market town of Wisbech, known as the capital of the Fens, offers a wide range of amenities and leisure activities. These include primary and secondary schools such as Peckover Primary School and the sought-after Wisbech Grammar School, supermarkets, restaurants, shops, museums and a theatre. The popular Country Club & Golf Course in Tydd St Giles is only 4 miles away. There are two cinemas, the National Trust Peckover House & Gardens and a Yacht Harbour. Only 30 miles to the Beach.

## How Far Is It To...

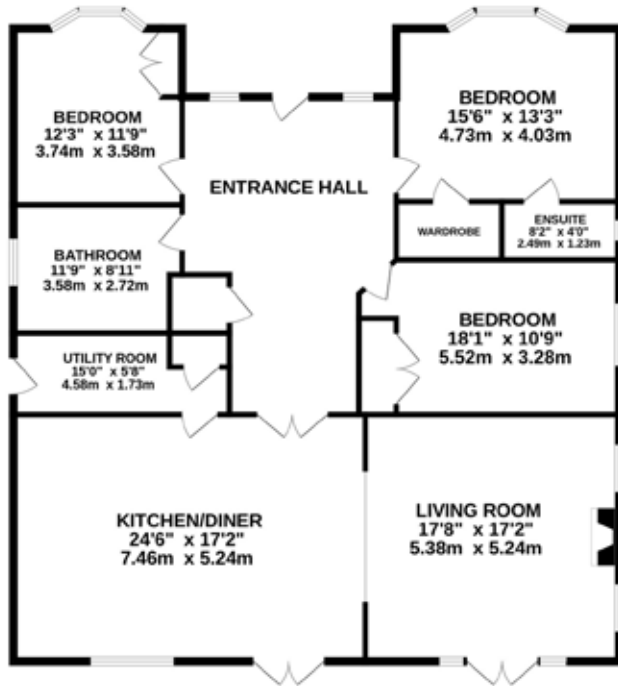
The nearest mainline train station is at March, a twenty-minute drive or thirty minute drive to Peterborough train station where the LNER runs a twice an hour service to London in 50 minutes.

## Services, District Council

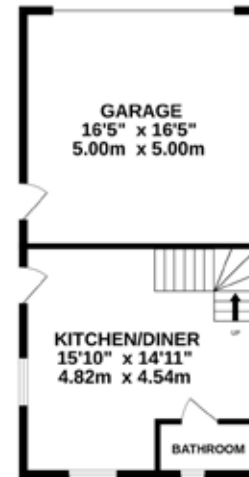
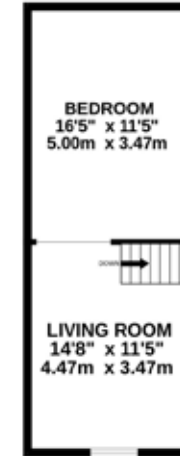
Air Source Heat Pump, Underfloor Heating  
Mains - Water & Drainage  
Fenland District Council  
Council Tax Band E

Tenure  
Freehold

GROUND FLOOR  
2321 sq.ft. (215.6 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 2675 sq.ft. (248.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	at B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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