





Mountbatten Drive, Leverington Wisbech PE13 5AF

william h brown

Welcome to

Mountbatten Drive, Leverington Wisbech

Welcome to this versatile 2/3 bedroom detached bungalow situated on the ever-popular Mountbatten Drive, Wisbech. Offering flexible accommodation and a comfortable layout, this home is ideal for downsizers, small families, or anyone seeking single-level living with extra space. You enter via the hallway, where the property branches neatly into its main rooms. To the right is a dining room which can easily be used as a third bedroom, followed by the first bedroom. Straight ahead sits the family bathroom. To the left side of the bungalow, you'll find the second bedroom, a well-proportioned kitchen, and a bright, inviting lounge that opens through to the conservatory - a lovely spot to relax while enjoying views of the garden. Externally, the property benefits from a single garage, plenty of parking, and a great rear garden offering both privacy and space for outdoor enjoyment. A fantastic opportunity to secure a well-laid-out bungalow in a quiet and desirable location. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.















Lounge
10' 4" max x 16' 10" max (3.15m max x 5.13m max)

Kitchen
8' 8" x 11' 7" (2.64m x 3.53m)

Conservatory
13' 4" x 7' (4.06m x 2.13m)

Bedroom 1
12' 8" x 8' 7" (3.86m x 2.62m)

Bedroom 2
12' 9" max x 8' (3.89m max x 2.44m)

Bedroom 3
11' 6" x 9' 11" (3.51m x 3.02m)

Family Bathroom

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Mountbatten Drive, Leverington Wisbech

- 2/3 bedroom detached bungalow
- Flexible layout with dining room/optional 3rd bedroom
- Lounge & conservatory
- Kitchen & family bathroom
- Single garage
- Plenty of off-road parking
- Lovely enclosed rear garden
- Popular & peaceful residential location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£220,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue along taking note of ASDA on your left hand side. Continue into Leverington Road and follow the road round to the right into Sutton Road. Turn right into Peatlings Lane and then left into Mountbatten Drive where the property will be found on the left hand side.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128025

The Property Ombudsman

Property Ref:
WSB128025 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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