



Offers in the region of £220,000 Freehold



## 23 Munday Way, Leverington, Wisbech, Cambridgeshire, PE13 5PX

A spacious and neatly presented 2-bedroom detached bungalow, situated in a popular, friendly residential area in the village of Leverington. The bungalow boasts a bright-and-airy living room, with sliding patio doors opening to the large conservatory which provides space for relaxing/dining etc. The fitted kitchen/breakfast room has under-counter space for appliances and has a breakfast bar perfect for enjoying a light meal/drink. There are 2 double bedrooms, the master benefitting from built-in wardrobes, and a family bathroom with a shower over the bath. Outside, to the front of the property is decorative stone with established and tidy shrubs/bushes and a slabbed footpath leads to the front door. The tarmac driveway provides off-road parking for 1 vehicle. The rear garden can be accessed by pedestrian gates to each side of the property. The rear garden is laid mostly to lawn, with patio areas to each side of the conservatory. There is a pretty, established rocky area with a water-feature, and a conifer hedge. The wooden summer house with a veranda provides a lovely place for relaxing in, and the lean-to wooden shed provides space for storage. Offered with NO FORWARD CHAIN, contact us to arrange your viewing today.

The popular and highly sought-after village of Leverington is situated just to the north of Wisbech and has its own amenities to include a village nursery and primary school, two public houses, shop with a post office, sports & social club, two playgrounds and a church. The attractive and historic market town of Wisbech, commonly known as the Capital of the Fens, is renowned for its elegant Georgian architecture. The town has an abundance of further amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants. Perfectly situated to access all that Norfolk has to offer.

LONG SUTTON



**Porch**

5'6" x 2'2" (1.69m x 0.68m)  
Ceiling light. Arched uPVC double-glazed French doors to the front. Wooden-framed double-glazed privacy door to the rear entrance hall. Linoleum flooring.

**Entrance Hall**

Coved, textured ceiling. Ceiling light pendant. Loft hatch. Smoke detector. Airing cupboard measuring approximately 0.81m x 0.61m housing a hot water cylinder with shelving. Storage cupboard with shelving measuring approximately 0.80m x 0.39m. Radiator. Single power-point. Heating thermostat. BT point. Laminate flooring.

**Living Room**

17'2" x 10'5" (5.24m x 3.20m)  
Coved, textured ceiling. 2 x ceiling lights. uPVC double-glazed leaded window to the front. uPVC double-glazed sliding patio doors to the rear conservatory. 2 x radiators. 2 x double power-points. 2 x single power-points. TV point. BT point. Carpet flooring.

**Kitchen/Breakfast Room**

10'8" x 10'3" (3.27m x 3.14m)  
Coved, textured ceiling. Ceiling light. uPVC double-glazed window to the rear. Wooden-framed double-glazed door to the rear conservatory. Fitted range of matching wall and base units comprising cupboards and drawers with a worktop over and a tiled splashback. Stainless steel sink and drainer with a stainless steel mixer tap. Freestanding 'Stoves' gas oven, grill and hob with an integrated extractor over. Wall unit housing a "Glow worm micron" gas-fired boiler. Under-counter space and plumbing for a washing machine. Under-counter space for an additional appliance. Space for a tall fridge-freezer. Breakfast bar offering space for seating 2. 2 x double power-points. 3 x single power-points. Radiator. Heating/hot water programmer. BT point. Linoleum flooring.

**Conservatory**

12'2" x 11'4" (3.72m x 3.46m)  
Part-brick, part-uPVC double-glazed construction with a polycarbonate apex roof. Ceiling fan light. uPVC double-glazed French doors to the side and uPVC double-glazed door to the other side. Radiator. 2 x double power-points. Carpet flooring.

**Bedroom 1**

12'2" (max) 10'4" (to wardrobes) x 10'9" (3.73m (max) 3.17m (to wardrobes) x 3.28m)  
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed leaded window to the front. Built-in wardrobes providing hanging space with shelving. Radiator. Double power-point with dual USB ports. 2 x single power-points. Carpet flooring.

**Bedroom 2**

10'4" (max) 9'5" (min) x 9'9" (3.15m (max) 2.88m (min) x 2.98m)  
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. Double power-point. Single power-point. TV point. BT point. Carpet flooring.

**Bathroom**

7'4" x 6'0" (2.25m x 1.85m)  
Coved, textured ceiling. Ceiling light. uPVC double-glazed leaded privacy window to the side. 3-piece suite comprising a low-level WC, a pedestal hand basin and a panel bath with a mains-fed shower and shower curtain over. Fully-tiled walls. Wall-mounted mirrored vanity cupboard. Tile flooring.

**Garage**

16'11" x 7'9" (5.17m x 2.38m)  
2 x lights. Up and over door to the front and uPVC double-glazed privacy pedestrian door to the side. Consumer unit. 2 x double power-points.

**Outside**

To the front of the property is decorative stone with established shrubs/bushes and a slabbed footpath leads to the front door. The tarmac driveway provides off-road parking for 1 vehicle. The rear garden can be accessed by pedestrian gates to each side of the property.

The rear garden is laid mostly to lawn, with patio areas to each side of the conservatory. There is a pretty, established rockery with a water-feature, and a conifer hedge. The wooden summer house with a veranda provides a lovely place for relaxing in, and the lean-to wooden shed provides space for storage.

**Material Information**

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

**Council Tax**

Council Tax Band B. For more information on Council Tax, please contact Fenland District Council.

**Energy Performance Certificate**

EPC Rating D. If you would like to view the full EPC, please enquire at our Long Sutton office.

**Services**

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

**Mobile Phone Signal**

Mobile phone signal can be checked using the following links –

[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

<https://www.signalchecker.co.uk/>

**Broadband Coverage**

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Flood Risk**

This postcode is deemed as a very low risk of surface water flooding and a medium risk of flooding from rivers and the sea. For further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

**Directions**

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for 0.6 miles, and turn right onto Wisbech Road/B1359. At the roundabout, take the 2nd exit onto Wisbech Road/A1101. Continue for 7.1 miles. At the traffic lights, turn right onto Dowgate Road. In 0.6 miles, turn right onto Ringers Lane. In 0.2 miles, turn right onto Munday Way. Turn right to stay on Munday Way, and the bungalow is on the left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.