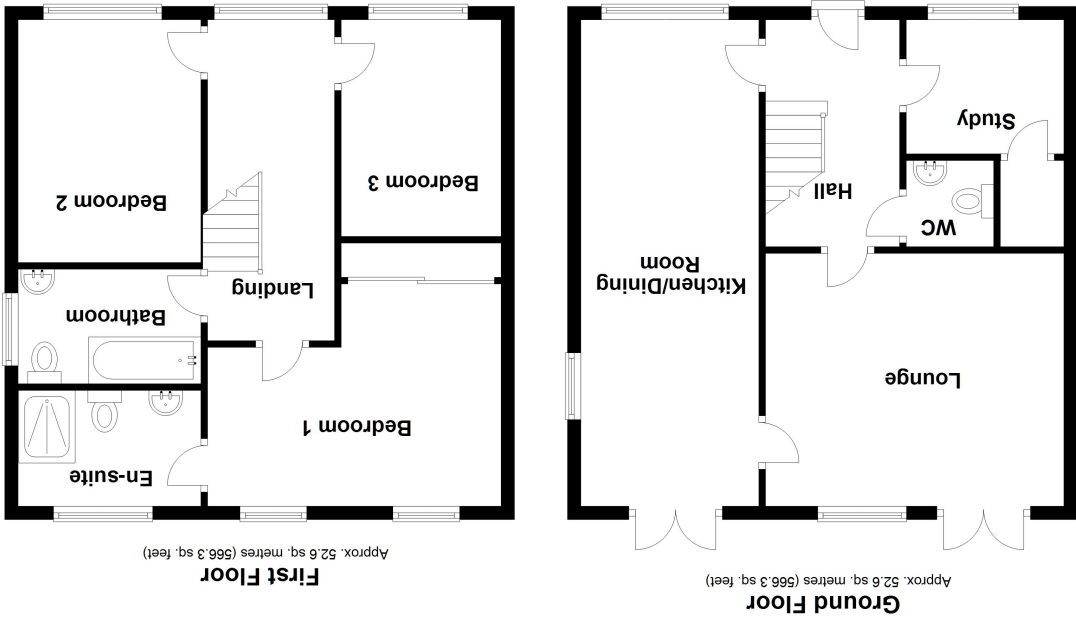
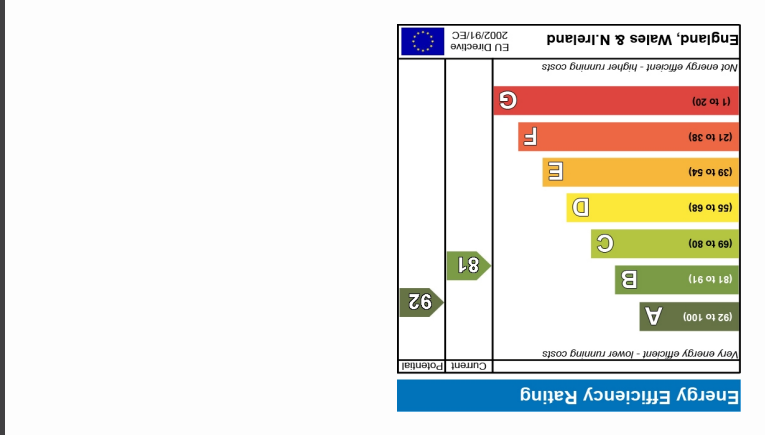


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16 Leveret Gardens
Downham Market, PE38 9WG

£300,000

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Leveret Gardens

Downham Market, PE38 9WG

This WELL PRESENTED detached house is located on a development convenient for the town centre and mainline rail station. To the ground floor is a cloakroom, 23' kitchen/diner with integrated kitchen appliances, lounge and study. To the first floor are 3 bedrooms with an en suite to the master bedroom and a family bathroom. The property benefits from gas central heating, UPVC double glazing, water softener, two parking spaces and a garage. There is an enclosed rear garden with pedestrian access via a rear gate. Ideally located close to the sports and recreation field.



Double Glazed Entrance Door to:

Entrance Hall

Staircase to first floor. Radiator. Doors to Cloakroom, Study, Kitchen/Diner & Lounge.

Cloakroom

Fitted with a Low level w.c. and washhand basin.

Study

8' 3" x 6' 7" (2.51m x 2.01m) Double glazed window to front. Door to built in cupboard. Radiator.

Kitchen / Diner

23' 11" x 8' 9" (7.29m x 2.67m) UPVC double glazed window to front and side Fitted with a range of wall and base units with roll edge worktops and incorporating stainless steel sink and drainer unit with mixer tap. Filter drinking water tap. Built in oven & hob with extractor over. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Harvey's water softener unit providing softened water throughout the property. Door to Lounge. UPVC double glazed French doors to rear

Lounge

14' 7" x 12' 5" (4.45m x 3.78m) UPVC double glazed window and French doors to rear. Television point. Radiator. Spotlights.

First Floor landing

UPVC double glazed window to front. Doors to bedrooms and bathroom.

Bedroom 1

14' 8" x 10' 11" max. Two UPVC double glazed windows to rear. Television point. Radiator. Sliding doors to fitted wardrobe. Door to En Suite.

En Suite Shower Room

8' 11" x 5' 7" (2.72m x 1.70m) UPVC double glazed window to rear. Fitted with a shower cubicle with Mira thermostatic shower; wash handbasin and low level w.c.

Bedroom 2

11' 11" x 9' 0" (3.63m x 2.74m) UPVC double glazed window to front. Television point. Radiator.

Bedroom 3

10' 8" x 8' 4" (3.25m x 2.54m) UPVC double glazed window to front. Radiator.

Bathroom

8' 11" x 5' 7" (2.72m x 1.70m) UPVC double glazed window to side. Fitted with a panelled bath with Mira thermostatic shower over; wash handbasin and low level w.c. Heated towel radiator.

Outside

There is an enclosed garden with patio and 2 parking spaces.

Garage

Up and over door with personal door to garden

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.