



# MAXEY GROUNDS

[residential.lettings@maxeygrounds.co.uk](mailto:residential.lettings@maxeygrounds.co.uk)

01354 607105 or 01945 428825

Residential Lettings

## £1,450 pcm



Ref: M4420

### **Guys Farm, Wisbech Road, Manea, March, Cambridgeshire, PE15 0HW**

RURAL VILLAGE LOCATION. Established detached house in a rural location on the outskirts of the village. Gardens and ample car parking. Accommodation includes kitchen/diner, utility room, shower room, 3 reception rooms, 4 bedrooms, en-suite to bedroom one, family bathroom. Double glazing and oil central heating. Deposit and rent payable in advance.





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**LOUNGE** 14' 1" x 12' 0" (4.29m x 3.66m) Double glazed windows to front and side, door front, tiled fireplace with electric fire, recess cupboards and shelving, flat ceiling with light and coving, radiator.

**PLAYROOM/SNUG** 12' x 12' (3.66m x 3.66m) Double glazed windows to front and side, radiator, open fireplace with tiled hearth and mantel, flat ceiling with light.

**KITCHEN/DINER** 26' 7" x 11' (8.1m x 3.35m) Double glazed windows to side and rear, stairs leading off, radiator, range cooker in tiled recess with exposed brick pillars either side, extractor over, matching wall and base units, plumbing for automatic dishwasher, single drainer stainless steel sink unit, tiled splashbacks, textured ceiling with lights.

**REAR HALLWAY** Double glazed door to side, double glazed window to side, radiator, flat ceiling with light and smoke alarm.

**UTILITY ROOM** 10' 5" x 10' 1" (3.18m x 3.07m) Double glazed window to side, large vanity unit, worktop surfaces with a range of wall and base cupboards, plumbing and space for washing machine and tumble dryer, flat ceiling with light, storage cupboard.

**SHOWER ROOM** 7' 2" x 6' 2" (2.18m x 1.88m) Double glazed window to rear, low level wc, pedestal wash hand basin, shower cubicle, part tiled walls, flat ceiling with light, towel radiator.

**GAMES ROOM** 20' 7" x 15' 2" (6.27m x 4.62m) Double glazed patio door to side, double glazed windows to rear, radiator, flat ceiling with inset spot lighting, door to garden.

**FIRST FLOOR** Stairs and landing, loft access, textured ceiling, smoke alarm.

**BEDROOM 1** 16' 10" x 15' 9" (5.13m x 4.8m) Double glazed sliding patio door to roof, sealed unit double glazed window to side, flat ceiling with light, radiator.

**ENSUITE** 7' 2" x 6' 2" (2.18m x 1.88m) Pedestal wash hand basin, low level wc, shower cubicle with tiled splashbacks, flat ceiling with spot lights, towel radiator.

**BEDROOM 2** 14' 1" x 12' 0" (4.29m x 3.66m) Double glazed windows to front and side, radiator, fireplace, flat ceiling with light.

**BEDROOM 3** 12' x 12' (3.66m x 3.66m) Radiator, fireplace, double glazed windows to front and side, flat ceiling with light.

**BEDROOM 4** 11' 4" x 11' (3.45m x 3.35m) Radiator, double glazed window to front, fitted wardrobe cupboards with immersion tank, textured ceiling.

**BATHROOM** 8' 5" x 7' 4" (2.57m x 2.24m) Having low level wc, pedestal wash hand basin, bath with shower attachment over, part tiled walls, upright towel radiator, extractor fan.

**OUTSIDE** The property has enclosed patio area, gardens with two timber sheds. Ample car parking.

**SERVICES** Mains water and electricity. Drainage to private septic tank. Oil central heating.

**VIEWING** Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

**DIRECTIONS** From our March Office turn left along the High Street and follow the road out of the town to the A141 roundabout with the Ilse of Ely Way. Take the 1st exit onto the A141 and then turn 3rd left at the traffic lights onto the B1098 towards Manea. Once you reach Manea turn right onto Station Road and following Station Road turn left into Wisbech Road around half way down. Once in Wisbech Road travel across the level crossing where Guys Farm can then be found on the left hand side.

**COUNCIL TAX** C

**EPC RATING** E

**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**TENANCY DEPOSIT** For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

**PARTICULARS PREPARED** 2nd April 2025



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ASK FOR DETAILS OF HOW WE CAN HELP YOU



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