



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£1,150 pcm



Ref: M5488

25 Dick Turpin Way, Long Sutton, Spalding, Lincolnshire, PE12 9EP

Detached house. Accommodation includes entrance hall, lounge area, dining area, conservatory, kitchen, utility, ground floor toilet, 3 bedrooms and bathroom. Having gas central heating and double glazing, the property further benefits from off road parking and garage, and gardens to front and rear. Rent and deposit payable in advance.





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ENTRANCE HALL Double glazed front entrance door with frosted double glazed side panel, textured ceiling with coving and light, smoke alarm, radiator, under stairs cupboard.

LOUNGE AREA 14' 1" x 11' 7" (4.29m x 3.53m) Double glazed window to front, textured and coved ceiling with light, radiator, tv and telephone points.

DINING AREA 9' 5" x 8' 6" (2.87m x 2.59m) Double glazed door to conservatory, textured ceiling and coving with light, radiator, hatch to kitchen.

CONSERVATORY 10' 0" x 7' 9" (3.05m x 2.36m) Vinyl flooring, door to garden.

KITCHEN 9' 4" x 8' 11" (2.84m x 2.72m) Double glazed window to rear, flat ceiling and coving with light, range of fitted wall, base and drawer units with worktop surfaces and tiled splashbacks, one and a half stainless steel sink bowl unit with mixer tap, fitted electric oven with gas hob and canopy extractor fan over, integrated dishwasher, hatch through to dining area.

UTILITY AREA 7' 2" x 5' 11" (2.18m x 1.8m) Two double glazed windows to side and rear, double glazed door to side, two matching fitted wall cabinets, worktop surface with space and plumbing underneath and vent for tumble dryer, gas fired boiler, cupboard with shelving.

CLOAKROOM 4' 11" x 2' 8" (1.5m x 0.81m) Frosted double glazed window to side, flat ceiling with light, half tiled walls, radiator with thermostat control, shelving, low level wc, wash hand basin.

STAIRS AND LANDING Double glazed window to side, textured and coved ceiling with light, loft hatch.

BEDROOM ONE 13' 2" x 9' 9" (4.01m x 2.97m) Double glazed window to front, radiator, textured and coved ceiling with light.

BEDROOM TWO 10' 6" x 9' 9" (3.2m x 2.97m) Double glazed window to rear, radiator, textured and coved ceiling with light.

BEDROOM THREE 9' 4" x 7' 10" (2.84m x 2.39m) Double glazed window to front, textured and coved ceiling with light.

BATHROOM 7' 10" x 6' 4" (2.39m x 1.93m) Double glazed frosted window to rear, flat ceiling with coving and light, bath with electric shower over, pedestal wash hand basin, low level wc, radiator, extractor fan, airing cupboard with immersion tank and shelving.

GARDEN Front Garden gravelled for parking and paved pathway to front door, hedge screening. Back garden through handgate with lawn, borders, patio area, garden shed to side of house.

GARAGE Up and over garage door, window to side, power and light, fuse box.

SERVICES Mains water, electricity, gas and drainage. Gas central heating via boiler in utility.

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 Wisbech Office, take the first turning left over Freedom Bridge and following the road to Long Sutton. At the roundabout take the third exit onto Station Road towards Long Sutton and Lutton. Following this road turn left onto Garnsgate Road then right onto Sturton Way. Then turn right onto Dick Turpin Way.

COUNCIL TAX BAND C -

EPC RATING BAND

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 8th July 2025



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GROUNDS





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ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.