



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£900 pcm



Ref: M5440

6 The Paddocks, Gedney, Spalding, Lincolnshire, PE12 0DP

Semi-detached house in a cul-sac-location. Accommodation including entrance hallway, kitchen, lounge, three bedrooms, bathroom. Garage and two parking spaces and garden. Double glazing and gas central heating. Deposit and rent payable in advance.





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ENTRANCE HALL Double glazed front entrance door, radiator, textured and coved ceiling with light, fuse box, stairs leading off.

LOUNGE 15' 6" x 10' 9" (4.72m x 3.28m) Double glazed doors and window to rear, textured and coved ceiling with light, tv point, fireplace with electric fire, radiator.

KITCHEN/BREAKFAST ROOM 15' 5" x 8' 6" (4.7m x 2.59m) Double glazed window to front, textured and coved ceiling with lights, gas fire boiler, range of fitted wall, base and drawer units with worktop surfaces and tiled splashbacks, fitted gas hob and electric oven with extractor over, stainless steel sink bowl unit with drainer and mixer tap over, washing machine and dishwasher.

STAIRS AND LANDING Textured and coved ceiling with light, loft hatch, airing cupboard.

BEDROOM ONE 13' 6" x 8' 7" (4.11m x 2.62m) Double glazed window to rear, radiator, textured and coved ceiling with light.

BEDROOM TWO 12' 10" x 8' 8" (3.91m x 2.64m) Double glazed window to front, radiator, textured and coved ceiling with light.

BEDROOM THREE 6' 9" x 6' 0" (2.06m x 1.83m) Double glazed window to front, textured and coved ceiling with light, radiator.

BATHROOM Double glazed frosted window to rear, low level wc, pedestal wash hand basin, bath with shower over and shower screen, radiator, textured and coved ceiling with light and extractor.

GARAGE 17' 5" x 8' 6" (5.31m x 2.59m) Up and over door, power and light.

GARDEN Front garden laid to lawn and gravel, two parking spaces to side. Hand gate to rear enclosed garden with patio area and lawn.

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

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 following the road to the Freedom Bridge roundabout and take the first turning left and following the Leverington Road/A1101. Following this road on to the A17 towards Gedney Hill and then the first right onto Kingsgate. Following this road then take the first left onto The Paddocks.

COUNCIL TAX BAND B

EPC RATING C

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 14th July 2025



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- **COMPENSATION CLAIMS**
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- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**

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.