

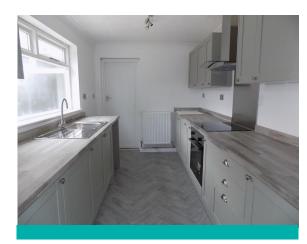
residential.lettings@maxeygrounds.co.uk
01354 607105 or 01945 428825 £1,100 pcm
Residential Lettings



Ref: M5502

95 Sutton Road, Leverington, Wisbech, PE13 5DR

Semi-detached house with accommodation including entrance hall, lounge, dining room, kitchen, utility room, wet room, 3 bedrooms and bathroom to first floor. Having gas central heating and double glazing, the property further benefits from off road parking and gardens to front and rear. Rent and deposit payable in advance.





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ENTRANCE HALL From double glazed front entrance door, radiator, textured and coved ceiling with light, under stairs cupboard.

LOUNGE 13' 0" max \times 10' 1" (3.96m \times 3.07m) Double glazed bay window to front, radiator, flat ceiling with light, storage shelving and cupboard.

DINING ROOM 16' 1" \times 11' 0" (4.9m \times 3.35m) Double glazed window to rear, flat ceiling and coving with light, 2 tv aerials.

KITCHEN 12' 2" x 7' 6" (3.71m x 2.29m) Window to side, textured and coved ceiling with spotlight, newly fitted kitchen with matching wall, base and drawer units, worktop surfaces, stainless steel single bowl sink unit, stainless steel canopy extractor fan with hob and oven, space for dishwasher.

UTILITY ROOM 8' 4" x 7' 6" (2.54m x 2.29m) Double glazed back door, flat and coved ceiling with spotlights, wall mounted gas fired boiler, radiator, range of newly fitted cupboards with worktop surface, plumbing for washing machine.

WET ROOM 6' 11" x 6' 6" (2.11m x 1.98m) Double glazed window to side, flat ceiling with light, fully tiled walls, wet room flooring, fitted shower, low level wc, pedestal wash hand basin, towel radiator, extractor fan.

STAIRS AND LANDING Double glazed window to side, textured ceiling with light.

BEDROOM ONE 11' 0" x 9' 2" (3.35m x 2.79m) Double glazed window to rear, flat ceiling with light, radiator, tv point, fitted wardrobe cupboard.

BEDROOM TWO 11' 0" \times 8' 11" max (3.35m \times 2.72m) Double glazed window to front, flat ceiling with light, radiator, two fitted wardrobe cupboards with recess shelving.

BEDROOM THREE 8' 0" \times 6' 7" (2.44m \times 2.01m) Double glazed window to rear, flat ceiling with light, tv aerial.

OUTSIDE The property has gravelled off road parking to front. Hand gate through to rear garden laid to patio area with low wall divide to lawn and paved pathway to garden store.

SERVICES Mains water, gas, electricity and drainage.

DIRECTIONS From Wisbech travel north on the A1101 Leverington Road, bear right at the traffic lights on to Sutton Road and the property can be found on the left hand side.

COUNCIL TAX BAND B - £1,897

EPC RATING BAND 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 20th August 2025

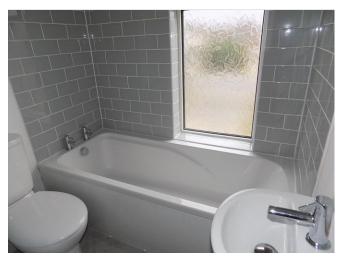
















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