



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£1,100 pcm



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 x 10' 1" (3.96m x 3.07m) Double glazed bay window to front, radiator, flat ceiling with light, storage shelving and cupboard.

DINING ROOM 16' 1" x 11' 0" (4.9m x 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" x 8' 11" max (3.35m x 2.72m) Double glazed window to front, flat ceiling with light, radiator, two fitted wardrobe cupboards with recess shelving.

BEDROOM THREE 8' 0" x 6' 7" (2.44m x 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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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.