



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

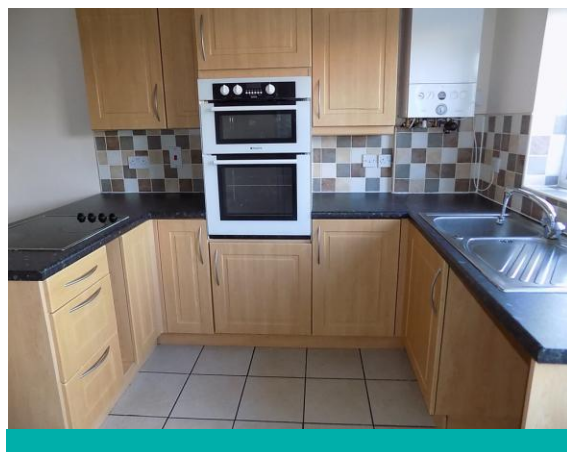
£815 pcm



Ref: M5391

3 Taverners Mews, Long Sutton, Spalding, Lincolnshire, PE12 9BF

A two bedroom mid terraced home in a cul-de-sac location with enclosed garden, double glazing and gas central heating. Accommodation includes lounge, kitchen/breakfast room, cloakroom, two bedrooms and bathroom. Allocated parking. Rent and deposit payable in advance.





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LOUNGE 13' 3" x 12' 7" (4.04m x 3.84m) Double glazed front entrance door, double glazed window to front, tv point, textured and coved ceiling, fuse box.

KITCHEN/BREAKFAST ROOM 16' 3" x 9' 11" overall measurements (4.95m x 3.02m) Double glazed door and window to rear, laminate flooring to breakfast area and tiled flooring to kitchen area, textured and coved ceiling with lighting, two radiators, cupboard under the stairs with plumbing for washing machine, range of matching wall, base and drawer units, worktop surfaces and tiled splashbacks, built in hob, eye level grill and oven, stainless steel sink bowl unit with mixer tap, wall mounted gas fired boiler, plumbing and space for dishwasher.

CLOAKROOM 5' 9" x 2' 10" (1.75m x 0.86m) Textured and coved ceiling, low level wc, extractor fan, vanity unit with wash hand basin, tiled splashbacks, mirror and towel rail.

FIRST FLOOR Stairs and landing textured and coved ceiling with loft hatch.

BEDROOM ONE 13' 2" x 12' 7" (4.01m x 3.84m) Two double glazed windows to front, textured and coved ceiling with light, radiator, tv and telephone points.

BEDROOM TWO 13' 2" x 7' 7" (4.01m x 2.31m) Two double glazed windows to rear, radiator, textured and coved ceiling with light, internet points.

BATHROOM 8' 3" x 5' 7" (2.51m x 1.7m) Textured and coved ceiling with light, tiled floor, extractor fan, radiator, low level wc, pedestal wash hand basin, shower cubicle.

GARDEN Gravelled frontage with shrub borders. Rear garden access to paved and gravelled garden with shrub borders, outside tap. Garden shed. Allocated parking space.

SERVICES Mains gas, electric and drainage. Central heating via gas boiler.

VIEWINGS 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 first exit towards Sleaford and at the next roundabout take the third exit onto Cowpers Gate. Following this road turn right into West Street and then right onto Taverners Mews.

COUNCIL TAX BAND A

EPC RATING BAND 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 21st November 2025



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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.