



# MAXEY GROUNDS

residential.sales@maxeysgrounds.co.uk

01945 428820

Residential Sales

## £475,000



Ref: L867/2

### **Plot 2, Old Croft Place, Main Street, Welney, Wisbech, Cambridgeshire PE14 9RB**

A Substantial Detached Family Home being finished to a High Specification throughout. The property offers a Spacious Kitchen/Diner, Lounge, Family Room, Utility Room and Cloakroom to the ground floor with Five Bedrooms, 2 En-Suites and Four-piece Family Bathroom. A Detached Double Garage and Off-Road Parking. Pleasantly located in the beautiful village of Welney. With good connections from Littleport and Ely to Cambridge, London and beyond. Images Show Artist Impression.





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**ENTRANCE HALL** Composite double glazed front entrance door, with glazed side panels. Stairs to first floor.

**LOUNGE** 21' 1" x 12' 10" (6.45m x 3.93m) 5 windows - triple aspect. Decorative hearth.

**KITCHEN/DINER** 19' 8" x 13' 9" (6.0m max x 4.2m max) Bi-folding doors to rear. Range of wall and base units with work tops over. One and half sink with drainer and mixer taps. Built in electric oven and hob. Integrated fridge/freezer. Integrated dishwasher. Breakfast bar.

**FAMILY ROOM** 10' 0" x 9' 9" (3.05m x 2.98m) 2 windows to front.

**UTILITY ROOM** 9' 9" x 6' 5" (2.98m x 1.96m) Door to side and window to rear. Sink with drainer and mixer taps. Space for washing machine and tumble dryer.

**DOWNSTAIRS CLOAKROOM** 6' 6" x 3' 9" (1.99m x 1.15m) Window to side. Low level WC. Wash hand basin with mixer taps.

**STAIRS & LANDING** Turned stairs. Airing cupboard.

**BEDROOM ONE** 16' 11" x 13' 1" (5.18m max x 3.99m max) 2 windows to front.

**EN-SUITE ONE** 6' 6" x 5' 10" (2.0m x 1.78m) Window to rear. Low level WC. Wash hand basin with mixer taps. Shower cubicle.

**BEDROOM TWO** 14' 2" x 9' 9" (4.33m max x 2.98m max) 2 windows to rear.

**EN-SUITE TWO** 6' 0" x 4' 11" (1.83m x 1.50m) Low level WC. Wash hand basin with mixer taps. Shower cubicle.

**BEDROOM THREE** 13' 4" x 9' 7" (4.07m x 2.93m) Window to front.

**BEDROOM FOUR** 10' 0" x 9' 6" (3.05m x 2.91m) 2 windows to rear.

**BEDROOM FIVE** 10' 0" x 6' 7" (3.06m x 2.03m) Window to front.

**BATHROOM** 9' 7" x 7' 5" (2.93m x 2.28m) Window to rear. Low level WC. Wash hand basin with mixer taps. Panelled bath with mixer taps. Shower cubicle.

**OUTSIDE** Mainly laid to grass. Patio area. Permeable paving driveway. Air source heat pump. Facility for electric car charger available.

**DETACHED DOUBLE GARAGE** Power and lighting.

**SERVICES** Mains Water and Electricity. Private Drainage and Air Source Heating.

**VIEWING** Strictly by appointment with the selling agent Maxey Grounds.

**POSSESSION** Vacant possession upon completion of the purchase.



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**PLEASE NOTE** Phase 1 Completion due approximately September 2022. Protek 10 year Warranty.

CGI image is for illustrative purposes only, colours and styles may differ.

**ABOUT THE BUILDER** Loyd Homes are a small property developer based in the East Anglia and Midlands areas. Our belief is that smaller independent developers, producing high quality, customer focused housing is the future of homebuilding in our country. Our motto is simply "building your home with you" and we aim to live up to that in everything we do by engaging with you to bespoke build your home within the parameters of the build program. We are small, and so our competition is fierce, but our principals of quality and partnership, with strong connections within local communities ensure our success. We look forward to working with you to build your home and a strong future for our community.

LincolnJack is the operational contracting arm of our business; the part that does the building work. We are the boots on the ground and through our strong team of highly experienced professionals and partners, our aim is to build excellent properties to the highest standards in line with the key principles of quality and partnership of our development partner company Loyd Homes.

**DIRECTIONS** From our office in Wisbech head south on the A1011 and follow to Outwell, continue through the villages of Upwell and Three Holes for a total of approximately 12 miles until you reach the village of Welney. Continue to the centre of the village on Main Street and the new development site can be found on the right just before St Marys Church on the right and before you reach the Lamb & Flag Inn on the left.

**COUNCIL TAX BAND** TBA

**EPC RATING** BAND TBA

**PARTICULARS UPDATED** 14<sup>th</sup> January 2022  
Updated 14<sup>th</sup> February 2022





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# MAXEY GROUNDS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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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.