MAXEY GROUNDS

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Residential Lettings

£1,200 pcm

Ref: M5570

225 Lynn Road, Wisbech, Cambridgeshire, PE13 3DZ

Spacious 2/3 bedroom Semi Detached House. Accommodation including lounge, diner, Kitchen, snug/bedroom 3 to the ground floor and two bedrooms and bathroom to the first floor. Outside offers ample parking with rear vehicular access, gardens and purpose built brick games room. Double glazing and gas central heating.

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ENTRANCE HALL Double glazed panel door leads into the entrance hall with stairs leading off, flat ceiling and coving with light. Door through into dining room.

DINING ROOM 13' 0" x 10' 9" (3.96m x 3.28m) Recesses to either side of the chimney breast, double wooden and glazed doors through to the snug/bedroom three, wooden and glazed door to Kitchen, radiator, flat and coved ceiling with ceiling light and two wall lights, door to under stairs storage cupboard. Opening through to the Lounge.

LOUNGE 10' 0" x 9' 10" (3.05m x 3m) Double glazed bay window to front, radiator, tv point, feature fireplace housing an open fire set on a tiled half with a timber surround and mantle over, flat and coved ceiling with light and two wall lights.

SNUG / BEDROOM THREE 17' 9" x 7' 10" (5.41m x 2.39m) Flat and coved ceiling with two ceiling lights, double glazed french doors to the rear garden, radiator, tv point.

KITCHEN 18' 1" x 7' 8" (5.51m x 2.34m) Flat and coved ceiling with ceiling spotlights, one and a half bowl single drainer sink unit with a mixer tap over, range of base units and drawers below with worktop surface, tiled splashbacks, matching wall units and glazed display units, Integrated eyelevel oven and grill, integrated gas hob with extractor canopy over, space and facilities for washing machine and tumble dryer, Integrated dishwasher and fridge/freezer, double glazed door and window to rear, double glazed window to side, radiator.

STAIRS AND LANDING Stairs lead onto the first floor landing with doors to both bedrooms and bathroom, double glazed window to side, flat and coved ceiling, loft access, radiator.

BEDROOM ONE 17' 0" x 9' 10" (5.18m x 3m) Two double glazed windows to front, flat and coved ceiling with light, radiator, sliding door built-in wardrobe to one wall with hanging rail and shelving, double door cupboard housing boiler and shelving for storage.

BEDROOM TWO 11' 5" x 10' 9" (3.48m x 3.28m) Double glazed window to rear, flat and coved ceiling with light, radiator.

BATHROOM 8' 7" x 7' 8" (2.62m x 2.34m) Four piece bathroom suite comprising a paneled bath with a mixer tap and showerhead over, shower cubicle with electric shower, pedestal wash handbasin and WC, tiled splashbacks floor to ceiling, flat and coved ceiling with light, radiator, double glazed window to rear, extractor fan.

OUTSIDE The property is set back from the road with a gravel driveway providing off-road parking, path leads to the front entrance, vehicle access down to the side of the property. The rear garden is fully enclosed by fencing, mainly laid to lawn, variety of plants and shrubs to border, brick weave patio area, side vehicular gated access can provide further off road parking, pathway leads down to the Games Room.

DETACHED GAMES ROOM 18' 1" x 17' 8" (5.51m x 5.38m) Of brick and block construction with a pitched and tile roof, loft access, air conditioning unit, flat and coved ceiling with ceiling spotlights and two wall lights, double glazed French doors to the rear garden, single double glazed door to the side.

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

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 Take the B198 Lynn Road out of Wisbech, proceed through two sets of traffic lights and the property can be found on the left hand side opposite the turning the Sandringham Avenue.

COUNCIL TAX BAND B

EPC RATING BAND D

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 30th October 2026

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