



MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

£875 pcm



Ref: M5396

4b Swapcoat Lane, Long Sutton, Spalding, Lincolnshire, PE12 9HD

Mid terraced house situated in the popular village of Long Sutton. Accommodation comprising lounge, kitchen/diner, cloakroom, 3 bedrooms and bathroom. Enclosed rear garden and parking to front. Double glazing and gas central heating.





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ENTRANCE HALL From double glazed front entrance door, flat ceiling with light and smoke alarm.

LOUNGE 14' 3" x 11' 7" (4.34m x 3.53m) Double glazed window to front, flat ceiling with light, tv and telephone points.

KITCHEN/DINER 14' 11" x 12' 7" (4.55m x 3.84m) Double glazed window and doors to rear, flat ceiling with spotlights and smoke alarm, range of matching fitted wall, base and drawer units with worktop surfaces, tiled splashbacks, single drainer stainless steel sink bowl unit with mixer tap over, oven hob and canopy extractor fan over, gas boiler.

CLOAKROOM 6' 5" x 3' 4" (1.96m x 1.02m) Flat ceiling with light, low level wc, wash hand basin with tiled splashbacks, stainless steel toilet roll holder and towel rail.

FIRST FLOOR Stairs and landing, flat ceiling with loft hatch and light.

BEDROOM ONE 13' 11" x 9' 5" (4.24m x 2.87m) Double glazed window to rear, flat ceiling with light, tv point.

BEDROOM TWO 13' 0" x 10' 4" (3.96m x 3.15m) Double glazed window to front, flat ceiling with light, tv point.

BEDROOM THREE 8' 11" x 7' 10" (2.72m x 2.39m) Double glazed window to rear, flat ceiling with light, tv point.

BATHROOM 7' 3" x 6' 9" (2.21m x 2.06m) Double glazed window to front, flat ceiling with light, extractor fan, low level wc, pedestal wash hand basin, bath with shower over, towel radiator.

OUTSIDE The property offering parking to front. Enclosed rear garden with patio and lawn area, garden shed.

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

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 third exit onto Station Road towards Long Sutton and Luton. Following this road turn left onto Bridge Road and turn onto Swapcoat Lane.

COUNCIL TAX BAND B

EPC RATING BAND B

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 25th June 2026



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march@maxeygrounds.co.uk

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