



# MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607105

Residential Lettings

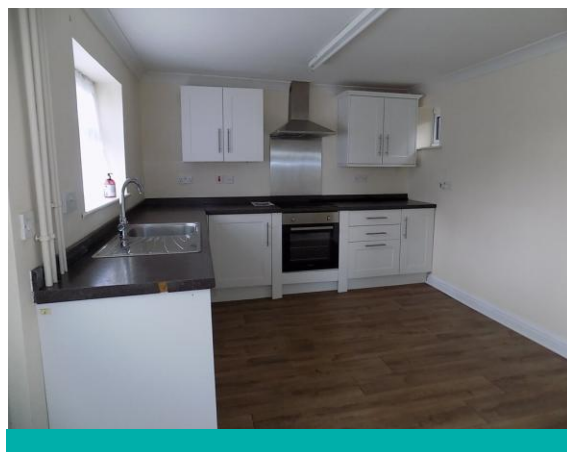
## £795 pcm



Ref: H1591

**2 Hartley Cottages, Cock Fen Road,  
Lakesend, Wisbech, Cambridgeshire, PE14  
9QE**

Mid terraced cottage in a rural location with accommodation including lounge, kitchen/diner, 2 bedrooms and bathroom. Having oil fired central heating and double glazing, the property further benefits from overlooking countryside views and having enclosed garden and outhouse. Deposit and rent payable in advance.





# MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607105

## Residential Lettings

**KITCHEN** 12' 7" x 10' 0" (3.84m x 3.05m) From double glazed entry door, coving to flat ceiling, double glazed window, radiator, fitted kitchen includes a range of matching wall and base units with worktop surfaces and matching splashback, single drainer stainless steel sink unit with hot and cold mixer tap, space and plumbing for washing machine, space for under worktop appliance, integrated 4 ring ceramic hob, electric oven under and canopy style extractor over, wall cupboard housing electric consumer unit and electric meter. Door leading to

**LOUNGE** 20' 11" x 12' 9" max (6.38m x 3.89m) Coving to flat ceiling, two double glazed windows to front and double glazed window to rear, two radiators, two built in storage cupboards. Door leading to rear lobby and stairs to first floor.

**REAR ENTRANCE LOBBY** Double glazed frosted glass door leading to rear garden, stairs to first floor.

**FIRST FLOOR** Stairs and landing, radiator, textured and coved ceiling, loft access.

**BEDROOM ONE** 16' 2" x 8' 7" max (4.93m x 2.62m) Coving to flat ceiling, double glazed window to front, double radiator.

**BEDROOM TWO** 11' 8" x 8' 5" max (3.56m x 2.57m) Coving to flat ceiling, double glazed window to rear, double radiator.

**BATHROOM** 8' 2" x 7' 5" max (2.49m x 2.26m) Textured and coved ceiling, double glazed frosted glass window to rear, low level WC, curved panelled bath with glazed shower screen and shower over, tiled surround, pedestal hand basin with tiled splashback, wall mounted medicine cabinet.

**OUTSIDE** Concrete sectioned walkway at front leading to kitchen entrance door. Brick built Storage Shed. Enclosed rear garden laid to grass with low level fencing and pathway. Views over countryside. Oil tank.

**SERVICES** Mains water and electricity. Private drainage. Radiator central heating via oil fired 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** From our High Street office turn left and at the traffic lights turn left onto St Peter's Road. Following this road into Upwell Road and over the Railway Crossing. Following this road to Bedlam Bridge and turn left onto the Sixteen Foot Bank. Turn into Upwell Road and then left into Half Penny Toll Road, following this road to the T-Junction and turn right along the A1101 into Lakesend. Past the village Hall and Cock Fen Road is on the left hand side and the property is down the road on the right.

**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 UPDATED** 9<sup>th</sup> January 2026





MAXEY  
GROUNDS





# MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607105

**Residential Lettings**



Agent's Note – This Brochure and its contents / these details are a general outline for guidance only and, whilst prepared in good faith, do not constitute an offer or contract. Maxey Grounds & Co LLP, their Client(s) and any Joint Agent(s) accept no responsibility for any statement that may be made, and any statement should not be relied upon as a statement or representation of fact. Neither they, nor anyone employed by them, are authorised to make or give any representations or warranties in relation to the property, either on their own behalf or on behalf of their Client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans and other plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and no guarantee is given or implied for any apparatus, equipment, facilities or services being connected or in working order. Interested parties should satisfy themselves on all matters prior to buying or leasing the property either by inspection or otherwise.

Offices at March and Wisbech

[www.maxeygrounds.co.uk](http://www.maxeygrounds.co.uk)