



**MAXEY  
GROUNDS**

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

**Residential Lettings**

**£1,500 pcm**



Ref: M5525

**The Croft, Wisbech Road, Welney,  
Wisbech, Cambridgeshire, PE14 9QA**

Established detached farmhouse situated in a rural location. The accommodation includes kitchen, 3 reception rooms, 2 conservatories, cloakroom, pantry, 4 bedrooms and shower room. Gardens, ample car parking and garage. The property benefits from oil central heating. Deposit and rent payable in advance.





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## Residential Lettings

**ENTRANCE HALL** Double glazed front entrance door, patterned tiled flooring, textured and coved ceiling with light, radiator with shelving, telephone point, cupboard under stairs, separate coat cupboard.

**RECEPTION ROOM ONE** 14' into recess x 12' 11" (4.27m x 3.94m) Three windows to front, textured and coved ceiling with light, picture rail, radiator with shelving, fireplace, cupboard.

**RECEPTION ROOM TWO** 11' 11" x 12' 10" (3.63m x 3.91m) Two windows to front, textured and coved ceiling with light, picture rail, radiator with shelving, fireplace, tv point.

**RECEPTION ROOM THREE** 14' 7" into door recess x 10' 11" (4.44m x 3.33m) Textured and coved ceiling with light, radiator, feature fireplace, two cupboards, double glazed doors for access to both conservatories.

**SIDE CONSERVATORY** 15' 11" x 7' 10" (4.85m x 2.39m) With double glazed door and windows with access to the garden, housing the oil boiler.

**KITCHEN** 14' 6" x 8' 11" (4.42m x 2.72m) Double glazed entrance door, window to side, textured and coved ceiling with light and sky light window, range of fitted wall, base and draw units, worktop surface, tiled splashbacks, single drainer sink bowl unit with mixer tap over, integrated fridge and dishwasher, eye level double oven, ceramic hob, extractor fan over.

**PANTRY** 11' 10" x 5' 3" (3.61m x 1.6m) Frosted window, flat ceiling with light, shelving.

**CLOAKROOM** 5' 2" x 5' 2" (1.57m x 1.57m) Frosted window, textured ceiling with light, low level wc, pedestal wash hand basin, half tiled walls, towel radiator, tiled floor.

**REAR CONSERVATORY** 20' 2" L shaped x 11' 9" (6.15m x 3.58m) Rear entrance porch into conservatory with double glazed door, radiator, ceiling fan with lights, wall lights.

**FIRST FLOOR** Stairs and landing, textured and coved ceiling with light, loft hatch, window on stairs.

**BEDROOM ONE** - FRONT 14' 0" into recess x 12' 11" (4.27m x 3.94m) Two windows to front, textured and coved ceiling with light, picture rail, radiator.

**BEDROOM TWO** - FRONT 12' 10" x 12' 0" (3.91m x 3.66m) Two windows to front, flat ceiling and coved with light, dado rail, radiator.

**BEDROOM THREE** - REAR 11' 9" x 11' 0" (3.58m x 3.35m) Window to rear, textured and coved ceiling with light, picture rail, radiator.

**BEDROOM FOUR** - REAR 13' 2" x 10' 11" (4.01m x 3.33m) Window to rear, textured ceiling with light, picture rail, airing cupboard, radiator.

**SHOWER ROOM** 7' 0" x 6' 3" (2.13m x 1.91m) Frosted window, low level wc, vanity wash basin, shower cubicle, fully tiled walls, textured and coved ceiling with light, towel radiator.

**OUTSIDE** The property has enclosed gardens to front and side. Driveway with parking for several vehicles. Garage.

**SERVICES** Mains water and electricity. Oil fired central heating. Private septic tank drainage.

**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 March Office turn left and follow High Street to the traffic lights. Turn left onto St Peters Road (B1099). Continue on the B1099 Upwell Road, turning left onto the B1098 Sixteen Foot Bank. Following the B1098 turn right onto the B1100 Padgetts Road Christchurch. Follow the B1100 Padgetts Road into Tipps End turning left onto Wisbech Road. Follow Wisbech Road to the B1101 and turn right. Following the B1101 The Croft can be found on the left.

**COUNCIL TAX** BAND D

**EPC RATING** 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.



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**Residential Lettings**

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**ASK FOR DETAILS OF HOW WE CAN HELP YOU**



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