



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£850 pcm



Ref: K333.3brew

**3 Brewers Lane, Newton, Wisbech,
Cambridgeshire, PE13 5HP**

A semi-detached home in a rural location having accommodation including lounge/diner, kitchen, GF bathroom and separate WC and 3 first floor bedrooms. Having double glazing and LPG gas fired central heating. Gardens to front and side, off road parking for several cars and further storage outbuildings.





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LOUNGE 23' 6" x 15' 11" (7.16m x 4.85m) Maximum Measurements. From double glazed front entrance door to front, double glazed windows to front and side, two radiators, feature log burner set on tiled hearth, under stair storage cupboard housing LPG gas boiler, stairs to first floor, door leading to Kitchen.

KITCHEN 14' 0" x 6' 11" (4.27m x 2.11m) One and half bowl single drainer sink unit with hot and cold mixer tap over, range of matching wall and base units with tiled splashbacks and worktop surface over, integrated electric oven with Calor Gas hob, space for washing machine, tiled floor, double glazed window to rear, radiator, space for upright fridge/freezer, door to side entrance lobby.

SIDE ENTRANCE LOBBY Tiled floor, radiator, double glazed door to side, access to ground floor bathroom and separate WC.

BATHROOM 9' 3" x 5' 3" (2.82m x 1.6m) having 3 piece suite including panelled bath with hot and cold mixer tap and shower head over, electric shower over, pedestal wash hand basin and low level WC, tiled splashbacks, heated towel rail, radiator, tiled floor, double glazed obscured window to rear, extractor fan.

SEPARATE WC Low level WC, double glazed obscured window to rear, tiled floor.

FIRST FLOOR Stairs to landing, double glazed window to side, coved ceiling, loft access, doors to all 3 bedrooms.

BEDROOM ONE 13' 1" x 11' 1" (3.99m x 3.38m) Maximum measurements. Double glazed window to front, radiator.

BEDROOM TWO 12' 2" x 7' 10" (3.71m x 2.39m) Maximum Measurements. Double glazed window to rear, radiator.

BEDROOM THREE 8' 11" x 7' 8" (2.72m x 2.34m) Maximum measurements. Double glazed window to side, radiator, cupboard containing lagged water tank and heating controls.

OUTSIDE The property has an open plan lawned area to front with established hedging to the left hand side which separates the property from its neighbour. Concrete sectioned walkway leading to side and rear. Gravelled area to the rear of property offering off road parking for several cars. Two small Storage Sheds. Garage.

SERVICES Mains water and electricity. Drainage - non mains. Heating by wall mounted propane gas boiler located in under stair cupboard.

DIRECTIONS Take the A1101 out of Wisbech signed Sleaford and Long Sutton. Continue on the Sutton Road and take the turning left sign posted Newton after approximately one mile and follow the road into Newton. Brewers Lane can be found on the left hand side and the property a little further down on the right hand side at the end of a private driveway.

COUNCIL TAX BAND A

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 UPDATED 21st October 2026



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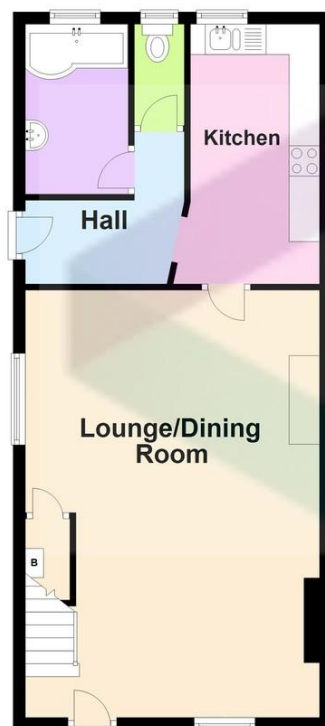
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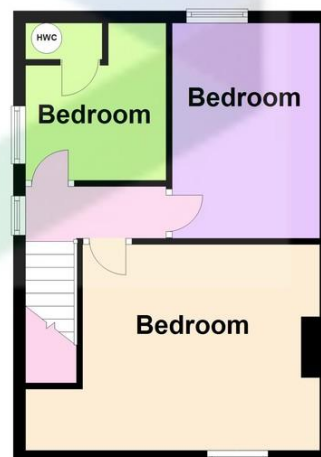
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Ground Floor



First Floor



Total area: approx. 89.1 sq. metres (959.4 sq. feet)



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We would suggest you contact the office before travelling any distance to ensure the property is still available and that your impression of the property is as we intended.

Offices at March and Wisbech

www.maxeygrounds.co.uk