



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£850 pcm



Ref: M5387

**25 Gedney Road, Long Sutton, Spalding,
Lincolnshire, PE12 9HF**

Terraced house situated in the popular village of Long Sutton. Accommodation includes lounge, dining room, kitchen/utility, ground floor wc, 2 bedrooms and family bathroom. Enclosed rear garden. Double glazing and gas central heating.





MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428820

Residential Lettings

LOUNGE 12' 11" x 9' 11" (3.94m x 3.02m) From double glazed front entrance door, double glazed window to front, textured and coved ceiling with light, radiator, feature ornate fireplace.

HALLWAY Textured and coved ceiling, stairs leading off.

DINING ROOM 13' 0" x 11' 11" (3.96m x 3.63m) Double glazed window to rear, textured and coved ceiling with light, feature fireplace, radiator, under stairs cupboard.

KITCHEN 10' 6" x 6' 0" (3.2m x 1.83m) Textured ceiling with light, extractor fan, double glazed door and window to side, radiator, range of wall, base drawer units, worktop surfaces, tiled splashbacks, gas hob with electric oven, single bowl sink unit with mixer tap and hose attachment.

UTILITY AREA 7' 05" x 5' 09" (2.26m x 1.75m) Textured ceiling with light, double glazed window, radiator, worktop surface, space and plumbing for washing machine.

CLOAKROOM Textured ceiling with loft access, coat hooks, door through to low level wc, double glazed window to rear.

FIRST FLOOR Textured ceiling and coving with lights, radiator.

BEDROOM ONE 13' 0" x 9' 11" (3.96m x 3.02m) Double glazed window to front, radiator, textured ceiling and coving with loft hatch and light, wardrobe cupboard.

BEDROOM TWO 12' 0" x 9' 9" (3.66m x 2.97m) Double glazed window to rear, textured and coved ceiling with light. radiator.

BATHROOM 10' 05" x 7' 06" (3.18m x 2.29m) Double glazed window to rear, textured and coved ceiling with light, vanity wash hand basin, bath, tiled splashbacks, low level wc, shower cubicle, extractor fan, cupboard housing gas fired boiler.

OUTSIDE Fenced and gravelled frontage with border and pathway to front entrance door. Rear garden via pathway with established trees and shrubs, garden shed and cover seating area.

SERVICES Mains water, electricity, gas and drainage. Radiator central heating and hot water 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 Lutton. Following this road turn left onto Bridge Road and turn onto London Road. Following this road into High Street and then Market Street and this road goes into Gedney Road. This property can be found on the left handside.

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 PREPARED 9th September 2026



MAXEY
GROUNDS





MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607105

Residential Lettings

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- **SALES, LETTINGS AND PURCHASES**
- **VALUATIONS FOR ALL PURPOSES**
- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
- **RENT REVIEWS AND LEASE RENEWALS**
- **PLANNING ADVICE, APPLICATIONS AND APPEALS**
- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
- **EXPERT WITNESS REPORTS**
- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**

ASK FOR DETAILS OF HOW WE CAN HELP YOU



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. 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.