



MAXEY GROUNDS

DRAFT PARTICULARS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

OIRO **£500,000**



Ref: K385

225 High Road, Newton-in-the-isle, Wisbech, Cambridgeshire PE13 5HW

This Substantial Modern Family Home is pleasantly located in the village of Newton. With an abundance of space and light this property must be viewed to appreciate. Accommodation offering; Large open plan Kitchen/Family Room, Garden Room, Lounge plus two further reception rooms and Utility Room to the ground floor, with Four spacious Bedrooms, En-Suite and Family Bathroom to the first floor. All set on approximately 2.25 Acres (STMS). This property is subject to an Agricultural Occupancy Condition.





MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

ENTRANCE HALL Double glazed front entrance door with glazed panels floor to ceiling, leads into the entrance hallway. Open tread solid oak stair case leads onto the galleried landing. Double glazed full height windows to the rear. Four wall light points, decorative handmade ceiling light. Doors to Office, Snug and Lounge. Stone floor.

OFFICE 15' 8" x 12' 11" (4.80m x 3.94m) Double glazed windows to the front and side. Telephone point. Ceiling spotlights. Built-in shelving to one wall. Cupboard housing underfloor heating controls.

SNUG 14' 4" x 12' 11" (4.37m x 3.96m) Double glazed windows to the side and rear. Television aerial point.

LOUNGE 30' 5" x 18' 0" (9.29m x 5.49m) Double glazed windows to the front and rear. Feature log burner set on a tiled hearth with a mantle over. Two wall light points. Three ceiling light points. Solid wood effect flooring. Feature exposed beamed opening through to the Kitchen/Family room.

KITCHEN/FAMILY ROOM 30' 4" x 22' 3" (9.27m x 6.80m) Kitchen Area: Double butler sink unit with mixer tap over. Range of bespoke handmade base and matching wall units and tall sanding units with space for American-style fridge freezer. Centre Island with vegetable preparation sink, four ring gas hob and integrated oven. Integrated dishwasher. Double ring and hot plate aga. Ceiling spotlights. Double glazed windows to the front and side. Stone floor. Family area: Double glazed window to the side. Ceiling spotlights. Television aerial point. Timber and glazed doors with side windows opens through to the Garden Room.

GARDEN ROOM 22' 2" x 19' 2" (6.76m x 5.85m) Feature vaulted ceiling with exposed timber beams. Ceiling spotlights. Double glazed windows to the rear. Double glazed by folding doors to the side. Stone floor. Television aerial point.

HALLWAY Double glazed windows and door to side providing access to the front. Double glazed panel door to side providing access to the rear. Ceiling spotlights. Door to Utility Room. Stone floor

UTILITY ROOM 12' 5" x 7' 1" (3.79m x 2.17m) Double butler sink with range of base and matching wall units. Space and facilities for washing machine and tumble dryer. Two sets of double doors to storage cupboards with hanging rail and shelving. Door to Cloakroom, door to Garage. Double glazed window to side. Stone floor.

CLOAKROOM 6' 2" x 4' 6" (1.88m x 1.39m) Low-level flush WC, pedestal wash and basin. Tiled splash backs. Double glazed obscured window to side. Stone floor. Ceiling spotlights. Extractor fan.

STAIRS AND LANDING Solid oak open tread staircase with glass balustrade leads on to the first floor galleried landing. Floor-to-ceiling windows with use over the Fens. Loft access. Ceiling spotlights. Two radiators. Doors to all first floor rooms.

BEDROOM ONE 19' 9" x 13' 1" (6.04m x 3.99m) Double glazed windows to the rear and side. Radiator. Two double door built-in wardrobes with hanging rail and shelving. Door to En-Suite.

EN-SUITE 12' 11" x 7' 9" (3.96m x 2.38m) Four piece bathroom suite comprising panelled bath with mixer tap and shower head over, fully tiled walk-in shower cubicle with mains shower, pedestal wash hand basin and a low-level flush WC. Tiled splash backs. Ceramic tiled floor. Heated mirror. Heated towel rail. Ceiling spotlights. Extractor fan. Double glazed window to the front.

BEDROOM TWO 20' 11" x 12' 10" (6.40m x 3.93m) Two double glazed windows to front. Radiator.

BEDROOM THREE 20' 11" x 12' 10" (6.39m x 3.93m) Two double glazed windows to rear. Television aerial point. Radiator.



MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

BEDROOM FOUR 16' 5" x 12' 11" (5.01m x 3.95m) Double glazed window to side. Radiator. Range of built-in wardrobes with hanging rail and shelving.

BATHROOM 17' 2" x 12' 4" (5.25m x 3.77m) Four piece bathroom suite comprising panelled bath with mixer tap and showerhead over, fully tiled walk-in shower cubicle with mains shower, pedestal wash hand basin and low level flush WC. Tiled splash backs. Heated towel rail. Double glazed window to side. Ceiling spotlights. Extractor fan. Tiled floor. Radiator. Double door built-in airing cupboard with slatted shelving for storage and radiator.

OUTSIDE The property is setback from the road behind a low-level hedging and brick wall. The front garden is mainly laid to gravel providing ample off-road parking. Path leading up to front entrance, path leading to side entrance. There is a garden area to the side of the property sweeping round to the rear. The rear garden is mainly laid to law Large patio seating area, gravelled area. Flowerbed to border. Further paddock enclosed by post and rail fencing, timber stable block. Range of outside lights. Driveway track leads to the side of the property providing access to the paddock at the rear. The driveway is owned by the property but does provide right-of-way to the neighbouring property and to the farmer to the rear. The land in total extends to around 2.25 Acres (STMS).

DOUBLE GARAGE 21' 7" x 20' 4" (6.58m x 6.21m) Electric roller shutter door. Power and light. Water cylinder. Electric consumer unit wall mounted. Access to loft space (the loft space already boarded with intention of converting in the future subject to appropriate consent).

AGENT'S NOTE The property is subject to Agricultural Occupancy Condition that states:

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, horticulture or in forestry as defined in Section 336 of the Town and Country Planning Act 1990, or a dependant of such a person residing with him or her, or a widow or widower of such a person.'

SERVICES Mains Water and Electricity. Oil fired central heating. Calor gas to cooker.

VIEWINGS Strictly by appointment with Maxey Grounds. Any prospective buyer will be asked for written confirmation from their solicitor that they meet the agricultural occupancy condition prior to any physical viewing taking place.

POSSESSION Vacant possession upon completion

DIRECTIONS Take the A1101 out of Wisbech signed Long Sutton and Sleaford. After approximately two miles turn left on the right hand bend signed Newton and follow the road through into the village and onto High Road. The property can be found on the left hand side just upon entering the village.

COUNCIL TAX BAND F

EPC RATING BAND TBA

PARTICULARS PREPARED 2nd February 2021



MAXEY GROUNDS





MAXEY
GROUNDS





MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.