



# MAXEY GROUNDS

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Residential Lettings

## £1,600 pcm



Ref: G810/G896

### **Sycamore Lodge, Long Drove, Parson Drove, Wisbech, Cambridgeshire, PE13 4JT**

Modern well presented 4/5 bedroom chalet situated in a rural location with extensive parking and good sized gardens. Accommodation includes: lounge, kitchen/diner, 3 bedrooms with one en suite, family bathroom, utility room and office/study to the ground floor, further bedroom with ensuite bathroom and 34ft playroom to the first floor. Oil central heating and double glazing. Deposit and rent payable in advance.





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**ENTRANCE HALL** From front entrance door, coved ceiling with inset spotlights, 2 radiators, stairs to first floor, double airing cupboard.

**LOUNGE** 22' 3" x 13' 0" (6.78m x 3.96m) Coved ceiling, double glazed bay window to front, double glazed window to side, 2 radiators, exposed brick fireplace, opening to dining area.

**KITCHEN/DINER** 27' 11" x 9' 11" (8.51m x 3.02m) Coved ceiling, double glazed double patio doors leading to the rear garden, radiator, double glazed windows to side and rear, fitted kitchen including a range of solid wood wall and base units with worktop surfaces, butler sink, plumbing for dishwasher, extractor fan and range style electric cooker with ceramic hob.

**UTILITY ROOM** 16' 10" x 10' 4" (5.13m x 3.15m) To the left of the property with double glazed double doors to the front, double glazed side window, coved ceiling, radiator, oil fired boiler, range of base units with worktop surfaces and stainless steel single drainer sink drainer unit, plumbing for washing machine.

**OFFICE/STUDY** 13' 2" x 10' 4" (4.01m x 3.15m) max 'L' Shaped, coved ceiling with inset spot lights, double glazed window to side and double glazed door to rear garden, radiator.

**BEDROOM ONE** 13' 1" x 11' 10" (3.99m x 3.61m) Coved ceiling, double glazed window to front, radiator, door to ensuite shower room.

**ENSUITE** 8' 7" x 4' 9" (2.62m x 1.45m) Coved ceiling with inset spot lights, double glazed frosted glass window, radiator, low level wc, pedestal hand basin, tiled double shower cubicle with glazed sliding doors.

**BEDROOM TWO** 13' 0" x 9' 11" (3.96m x 3.02m) Coved ceiling, double glazed window to rear, radiator.

**BEDROOM THREE** 11' 10" x 9' 9" (3.61m x 2.97m) Coved ceiling, double glazed window to front, radiator.

**BATHROOM** 9' 9" x 7' 5" (2.97m x 2.26m) Part panelled walls, coved ceiling with inset spot lights, double glazed frosted glass window to rear, radiator, pedestal hand basin, low level wc, panelled bath with mixer tap shower attachment and separate double width shower cubicle.

**FIRST FLOOR** Stairs from the hallway leading to playroom.

**PLAYROOM** 34' 11" x 16' 3" (10.64m x 4.95m) Sloping ceiling with inset spotlights, 2 sky light windows to rear and double glazed window to side, 3 radiators, loft access, eaves storage and door to first floor bedroom.

**FIRST FLOOR BEDROOM** 25' 4" x 16' 3" (7.72m x 4.95m) Sloping ceiling, Velux style window to rear, double glazed window to side, 2 radiators, 2 built in double wardrobes, door to ensuite bathroom.

**ENSUITE** 7' 5" x 7' 5" (2.26m x 2.26m) Sloping ceiling with inset spotlights, radiator, low level wc, pedestal hand basin, panelled bath with mixer tap shower attachment and wall bracket.

**OUTSIDE** The property has a hedged frontage with driveway leading to gravelled car parking for several cars, garden laid to lawn. The rear garden is enclosed and laid to block paved patio and lawn with post and rail fencing. Access to the front from both sides of the property. Oil tank.

**SERVICES** Mains water and electricity. Drainage to septic tank. Radiator central heating via oil fired boiler.

**DIRECTIONS** From Wisbech follow the A1101 sign posted Long Sutton and Sleaford. On Leverington Road at the traffic lights bear left sign posted Leverington and Parson Drove. Follow the signs for Parson Drove and continue right into the village. At the crossroads near the village shop and Swan public house continue straight over. Follow this road and continue round the sharp left hand bend where the property can be found further down on the left hand side.

**COUNCIL TAX BAND C**

**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** 3rd March 2022





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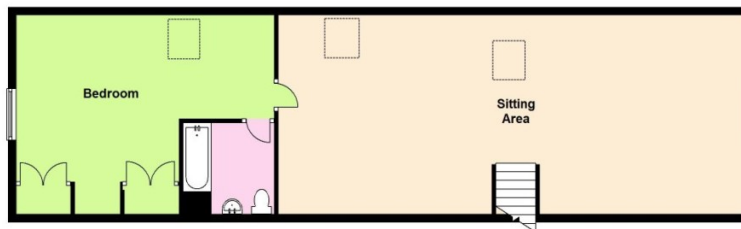
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Residential Lettings

Ground Floor



First Floor



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