



MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

£340,000



Ref: S1514

Surgery House, Mill Road, Terrington St. John, Wisbech, Cambridgeshire, PE14 7SF

A beautifully restored 4 bedroom detached house, retaining a wealth of charm and character with a contemporary twist. Benefitting from a Lounge, Formal Dining Room, Kitchen with large Centre Island, Utility Room, Downstairs Shower Room, 4 double bedrooms and a Bathroom. Outside, a good sized rear garden, large detached workshop and ample off-road parking. Situated at the end of a quiet drive in a sought after village location. Offered with no forward chain.



Offices at March and Wisbech

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ENTRANCE Double glazed panel front Entrance door leads into Entrance Hallway. Timber panelling half height. Radiator. Doors to Kitchen, Utility room and opening through into the Lounge. Karndean flooring.

KITCHEN 14' 0" x 12' 2" (4.27m x 3.71m) One and a half bowl single drainer sink unit with mixer tap over. Range of base units and drawers below. Preparation surface over. Bosch integrated eyelevel double oven. Bosch integrated induction hob with splashback. Integrated dishwasher. Integrated under counter fridge and wine cooler. Matching Centre Island with breakfast bar. Radiator. Double glazed window to front. Two double glazed windows to side. Karndean flooring.

UTILITY ROOM 13' 10" x 5' 11" (4.24m x 1.81m) Space for washing machine. Space for tumble dryer. Base units with preparation surface over. Tall standing unit housing boiler serving central heating. Radiator. Two double glazed windows to side. Karndean flooring. Door to Shower room. Timber panelling to half height. Extractor fan.

SHOWER ROOM 5' 9" x 5' 4" (1.77m x 1.63m) Three-piece bathroom suite comprising of mains shower with mermaid splashback, wash hand basin set in vanity unit and low-level flush WC. Timber panelling to half height. Extractor fan. Karndean flooring.

LOUNGE 14' 11" x 12' 11" (4.56m x 3.96m) Double glazed window to front. Double glazed window to side. Wooden panelling to half height. Feature exposed painted timber beams to ceiling. Wall light points.

DINING ROOM 14' 8" x 13' 1" (4.49m x 4m) Wooden panelling to half height. Double glazed window to side. Television aerial point. Radiator. Two wall light points. Door to Lounge and door to Inner Hallway. Feature exposed painted timber to ceiling.

INNER HALLWAY Double glazed panel door to rear Garden. Stairs leading off. Doors to lounge and dining room.

STAIRS Stairs lead up onto the first floor landing. Some restricted head height. Doors to all four Bedrooms. Loft access. Wall light points. Ceiling light point. Radiator.

BEDROOM ONE 14' 2" x 12' 1" (4.32m x 3.70m) Double glazed window to side. Four wall light points. Radiator.

BEDROOM TWO 14' 11" x 13' 1" (4.57m x 4.01m) Double glazed window to rear. Mirrored sliding door built-in wardrobe. Radiator.

BEDROOM THREE 13' 4" x 13' 2" (4.08m x 4.02m) Two double mirrored sliding door wardrobes. Double glazed window to rear. Radiator.

BEDROOM FOUR 12' 3" x 5' 10" (3.74m x 1.79m) Double glazed window to side. Radiator. Television aerial point.

BATHROOM 7' 10" x 5' 10" (2.39m x 1.79m) Three-piece bathroom suite comprising a panelled bath with shower over and glazed shower screen, wash hand basin set in vanity unit and low-level flush WC. Double glazed window to side. Extractor fan. Heated towel rail. Karndean flooring.



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OUTSIDE The property is set back for the road and accessed by a gravel driveway. The front garden is laid to lawn with inset plants. To the side of the property is a gravel driveway providing off road parking leading to workshop. Side access to rear garden and front access to rear garden. The rear garden is fully enclosed by fencing and mainly laid to lawn. Patio area and shingle seating area. Further shingle potting area with raised beds. Outside lights. Outside tap. Outside electric points.

WORKSHOP 15' 10" x 15' 7" (4.85m x 4.77m)
Of brick construction to three sides and timber to fourth. Externally timber cladded. Window to side, window to front. Personal door to front. Could be converted to a garage. Power and light.

SERVICES All mains services connected.

VIEWING Strictly by appointment with the agent Maxey Grounds.

POSSESSION Vacant possession upon completion.

DIRECTIONS Take the B198 Lynn Road out of Wisbech and when joining the roundabout on the A47 bypass, just past Worzels Farmshop, turn left signed King's Lynn. Take the second slip road on the left signed Tilney St Lawrence and Terrington St John. Drive over the flyover and down to the T junction, turn left and take the first right into School Road. Turn left into Mill Road and left again into the shared driveway.

COUNCIL TAX BAND TBA

EPC RATING BAND TBA

PARTICULARS PREPARED 15th April 2021



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AWAITING FLOORPLAN



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.