



**MAXEY
GROUNDS**

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

£325,000



Ref: B2033

**Barton Lodge, Barton Road, Wisbech St.
Mary, Wisbech, Cambridgeshire PE13 4RP**

An Established 3 Bedroom Detached House, situated on the edge of the Village, benefitting from an Open Plan Lounge/Diner, Kitchen, Garden Room, Downstairs Wet Room and Cloakroom, Integral Single Garage and 3 Double Bedrooms. Outside, a good size garden with Off-Road parking. This property is offered with Vacant Possession and No Forward Chain.





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ENTRANCE HALL Wooden front door with side glazed panel. Inset storm porch over. Stairs to first floor. Under stairs cupboard. Recessed shelving. Radiator. Tiled floor

LOUNGE/DINER 26' 11" x 12' 0" (8.21m x 3.67m) Open plan feature central chimney breast. Wooden window to front and two wooden windows to sides - double aspect. 2 radiators. Telephone socket. Aerial socket. Tiled floor.

KITCHEN 14' 5" x 9' 3" (4.40m x 2.82m) Inset ceiling lighting. Wooden windows to rear and side - double aspect. Freestanding base units with work tops over. Stainless steel double sink with mixer taps. Freestanding electric oven with electric hob and extractor fan over. Tiled splashback. Plumbing for dishwasher. Tiled floor.

GARDEN ROOM 9' 6" x 8' 7" (2.90m x 2.63m) Wooden windows to rear and sides - double aspect. Part glazed wooden door. Radiator. Tiled floor. Door to integral garage.

INTEGRAL SINGLE GARAGE 18' 0" x 13' 1" (5.49m x 3.99m) Wooden double doors and wooden window to rear. Power and lighting.

DOWNSTAIRS WET ROOM 6' 5" x 5' 6" (1.96m x 1.70m) Wooden window to front. Fully tiled walls. Pedestal hand basin with mixer tap. Wall mounted shower. Heated towel rail. Extractor fan.

DOWNSTAIRS CLOAKROOM 6' 5" x 5' 4" (1.96m x 1.65m) Low level WC. Pedestal hand basin with mixer taps. Heated towel rail. Tiled floor. Plumbing for washing machine.

LANDING Loft access.

BEDROOM ONE 12' 1" x 11' 10" (3.69m x 3.63m) Wooden window to front. Part sloping ceiling. Built-in wardrobes. Radiator.

BEDROOM TWO 12' 1" x 10' 0" (3.70m x 3.06m) Wooden window to rear. Part sloping ceiling. Radiator.

BEDROOM THREE 10' 9" x 8' 6" (3.29m x 2.61m) Wooden window to side. Part sloping ceiling. Radiator.

OUTSIDE To the front tarmac driveway providing off-road parking for four cars, leading to integral single garage. Outside lighting. Mature plants/shrubs and trees. To the rear mainly laid to grass with patio area. Bordered with mature hedging and wooden fencing. Mature plants/shrubs and trees. Oil storage tank. Outside tap. Oil fired boiler.

SERVICES Mains water and electricity. Private drainage. Oil central heating.



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VIEWING Strictly by appointment with the selling agent Maxey Grounds.

POSSESSION Vacant possession upon completion of the purchase.

DIRECTIONS From our Office, cross the river opposite and proceed down North Brink, through the traffic lights and on to Barton Road, then follow towards Wisbech St Mary. Just as you enter the village the property can be located on the left.

COUNCIL TAX BAND TBC

EPC RATING BAND TBC

PARTICULARS PREPARED 15th September 2021



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Total area: approx. 134.2 sq. metres (1444.2 sq. feet)



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.