



# MAXEY GROUNDS

## DRAFT PARTICULARS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

# £260,000



Ref: E513/2

### **Plot 2, Lynn Road, Wisbech, Cambridgeshire PE13 3SB**

This Exciting New Build Detached Bungalow will be ready to move into in the spring 2022. Offering open plan Kitchen/Lounge/Diner, Two Bedrooms, Bathroom and En-Suite Shower Room. Outside offers Gardens, Garage and Off Road Parking. Edge of Town Location. Reserve early to choose Kitchen and Flooring. Built by well known local developer.





# MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

## Residential Sales

**ENTRANCE HALL** Entrance porch with double glazed door leading into entrance hallway. Doors to all rooms. Door to airing cupboard. Loft access.

**OPEN PLAN LOUNGE/KITCHEN/DINER** 25' 3" x 15' 3" (7.71m x 4.67m) Maximum measurements. Kitchen Area: One and a half bowl single drainer sink unit. Range of base units and drawers below with matching wall units. Integrated oven and hob with extractor hood over. Built in dishwasher. Plumbing for washing machine and tumble dryer. Wall mounted 'Bosch' combi-boiler. Double glazed window to front and side. Dining Area: Double glazed window to side. Lounge Area: Double glazed French doors to rear garden with side glazed panels.

**BEDROOM ONE** 13' 2" x 11' 1" (4.03m x 3.39m) Built in wardrobes to one wall. Door to En-Suite. Double glazed window to rear.

**EN-SUITE** 8' 2" x 3' 1" (2.50m x 0.95m) Three piece suite comprising shower cubicle, wash hand basin and low level flush WC. Double glazed window to rear. Extractor fan.

**BEDROOM TWO** 9' 4" x 8' 8" (2.87m x 2.65m) Double glazed window to front.

**BATHROOM** 7' 6" x 6' 7" (2.31m x 2.01m) Three piece bathroom suite comprising panelled bath, wash hand basin and low level flush WC. Double glazed window to front. Extractor fan.

**OUTSIDE** Front garden with path to front entrance. Storm Porch. Outside light. Rear garden enclosed by panelled fencing mainly laid to lawn. Patio area. Gate to rear providing access to garage and parking.

**GARAGE** Of brick construction with a pitched and tiled roof, semi detached to neighbouring garage. Cantilever up and over style door.

**SERVICES** Mains gas, electricity, water and drainage.

**AGENT'S NOTE** All nine properties on the development will form the management company and will jointly be responsible for the upkeep of the private road.

All properties come with 10 year Structural Warranty and 10 year Boiler Guarantee.

There is a choice of kitchen and flooring when purchased off plan.

**VIEWINGS** Strictly by appointment with the agent.

**POSSESSION** Vacant possession upon completion.

**DIRECTIONS** Take the B198 Lynn Road out of Wisbech, proceed through three sets of traffic lights and the development can be seen on the right hand side.

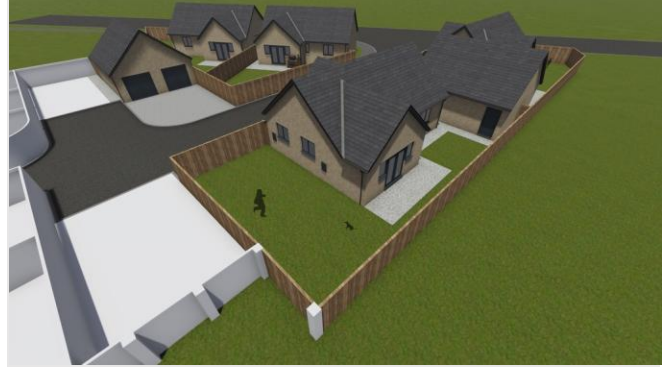
**COUNCIL TAX BAND** TBA

**EPC RATING** BAND TBA

**PARTICULARS PREPARED** 1st November 2021



# MAXEY GROUNDS



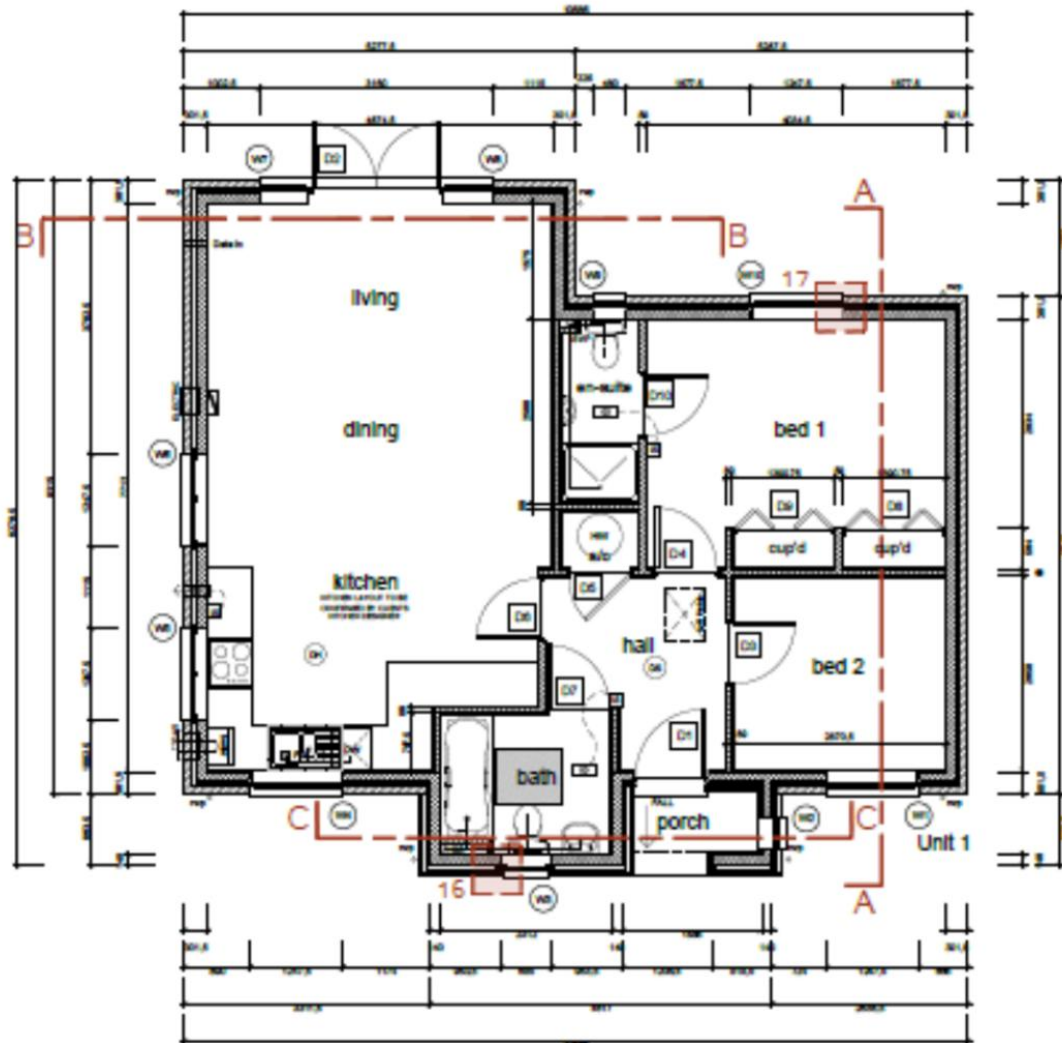


# MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales



**MIRROR IMAGE**  
**IMAGE SHOWS PLOT 1**



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.