



MAXEY GROUNDS

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Residential Lettings

£850 pcm



Ref: [K333.2brew](#)

2 Brewers Lane, Newton, Wisbech, Cambridgeshire, PE13 5HP

Semi Detached House offering Lounge/Diner, Kitchen, ground floor Bathroom and Three Bedrooms. Outside offers a large Garden, Garage and Ample Parking. Oil Central Heating, Double Glazing. Rural Village Location. Deposit and rent payable in advance.





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ENTRANCE HALL Double glazed panelled door into the entrance hall. Stairs leading off. Storage area. Radiator. Doorway through to open plan lounge/diner.

LOUNGE/DINER 23' 3" x 15' 11" (7.11m x 4.87m) Feature fireplace with painted exposed brick. Wooden side seating for TV and wooden mantle. Double glazed window to side. Double glazed window to front. Two radiators. Television aerial point. Telephone point. Door to under stairs storage cupboard housing oil fired boiler serving central heating. Doorway through to rear hallway. Maximum measurements 7.11m x 4.87m.

HALLWAY Rear hallway. Double glazed panel door to conservatory. Opening through to kitchen. Door to bathroom and separate toilet. Radiator. Wall mounted electric consumer unit.

KITCHEN 14' 0" x 7' 1" (4.28m x 2.16m) Stainless steel single drainer sink unit with mixer tap over. Range of base units and drawers below. Preparation surface. Tiled splash backs. Matching wall units. Freestanding gas oven. Space for washing machine. Breakfast bar. Double glazed window to rear. Space for tall standing fridge/freezer

BATHROOM 9' 1" x 5' 2" (2.79m x 1.58m) Panelled bath with electric shower over. Wash hand basin set in vanity unit. Tiled splash backs. Ceramic tiled floor. Radiator. Double glazed obscured window to rear. Extractor fan.

CLOAKROOM 5' 4" x 2' 8" (1.64m x .83m) Low level flush WC. Double glazed obscured window to rear. Ceramic tiled floor

CONSERVATORY 9' 8" x 8' 9" (2.95m x 2.67m) Timber and glazed construction. Power and lights. Vinyl Flooring. Double french doors to garden.

STAIRS/LANDING Double glazed window to side. Loft access. Doors to all three bedrooms.

BEDROOM ONE 13' 1" x 10' 11" (3.99m x 3.33m) Feature cast iron original fireplace. Double glazed window to front. Radiator.

BEDROOM TWO 11' 11" x 8' 4" (3.64m x 2.55m) Radiator. Double glazed window to rear.

BEDROOM THREE 8' 9" x 7' 3" (2.69m x 2.21m) Airing cupboard housing water tank and slatted shelving for storage. Radiator. Double glazed window to side. Range of freestanding built in wardrobes.

OUTSIDE Large front garden. Laid to lawn. Pathway with washing line. Rear Garden laid to gravel providing off road parking. Shared access driveway leading in. Patio area. Rear of property brick built outhouse. Brick built coal shed. Alcove for calor gas storage and connections for calor gas oven.

GARAGE 17' 10" x 9' 11" (5.46m x 3.04m) Detached garage of corrugated steel construction. Power. Lights. Double timber opening doors. Wooden personal door to side.

SERVICES Mains water. Mains electric. Non mains drainage. Oil fired central heating.

DIRECTIONS Take the A1101 out of Wisbech signed Sleaford and Long Sutton. Continue on the Sutton Road and take the turning left sign posted Newton after approximately one mile and follow the road into Newton. Brewers Lane can be found on the left hand side and the property a little further down on the right hand side at the end of a private driveway.

COUNCIL TAX BAND A - £1,468

EPC RATING BAND

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 PREPARED 21st April 2023

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Ground Floor



First Floor



Total area: approx. 98.9 sq. metres (1064.4 sq. feet)



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