



MAXEY  
GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

**£900 pcm**



Ref: WT340

**Inglethorpe Lodge, 49 Outwell Road, Elm,  
Wisbech, Cambridgeshire, PE14 0DU**

A detached bungalow situated on a generous plot with off road parking for several cars and a double width purpose built car port. The accommodation includes lounge, separate dining room, kitchen, bathroom and two double bedrooms. Having gas central heating and double glazed windows. Deposit and rent payable in advance.





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**ENTRANCE LOBBY** From double glazed front entrance door, textured and covered ceiling, radiator, alarm entry panel, doors to bedroom and lounge.

**LOUNGE** 15' 0 max" x 11' 7" (4.57m x 3.53m) Double glazed window to front, coved ceiling, radiator, door to dining room and bedroom 1.

**DINING ROOM** 12' 1" x 11' 9 max" (3.68m x 3.58m) Double glazed window to front, coved ceiling, radiator, door leading to kitchen.

**KITCHEN** 13' 1" x 5' 6" (3.99m x 1.68m) Double glazed window to rear, tiled floor, coved ceiling with strip light, double glazed door leading to side, radiator, fitted kitchen including a range of matching wall and base units with worktop surfaces and matching risers, stainless steel single drainer sink unit, integrated stainless steel electric hob with stainless steel fronted single oven under, stainless steel cooker hood over, door to family bathroom, gas boiler and alarm entry panel unit.

**BATHROOM** 8' 7" x 5' 7" (2.62m x 1.7m) Double glazed frosted glass window to rear, tiled floor, coved ceiling, bathroom suite including low level WC, pedestal hand basin and curved panelled bath with mixer tap shower attachment and wall bracket, panelled marble effect splash and curved glazed shower screen, radiator.

**BEDROOM ONE** 15' 0" x 10' 3" (4.57m x 3.12m) Double glazed windows to either side, coved ceiling, radiator.

**BEDROOM TWO** 14' 0 max" x 11' 5 max" (4.27m x 3.48m) Double glazed window to front, coved ceiling with loft access, radiator.

**OUTSIDE** The property is enclosed mainly by established hedging and trees and is accessed by a private driveway leading to gravelled off road parking for several cars. A double width purpose built CAR PORT measures approx. 26'10 x 20'4 internally, and has a concrete pad, storage within the roof eaves, and a garden shed under. Summerhouse. The remainder of the garden mostly laid to lawn.

**DIRECTIONS** From our High Street March Office turn right and travel through High Street toward Market Place. Turn right out of Broad Street onto Station Road (B1101) and continue along Station Road to Chain Bridge. At Chain Bridge turn right travelling towards Coldham, Friday Bridge and Elm. Turn right at the t- junction into Goosemore Lane and then left turn and this property can be found further down the road on the right.

**COUNCIL TAX** BAND A

**EPC RATING** BAND D

**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** 21st June 2023





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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.