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Residential Lettings

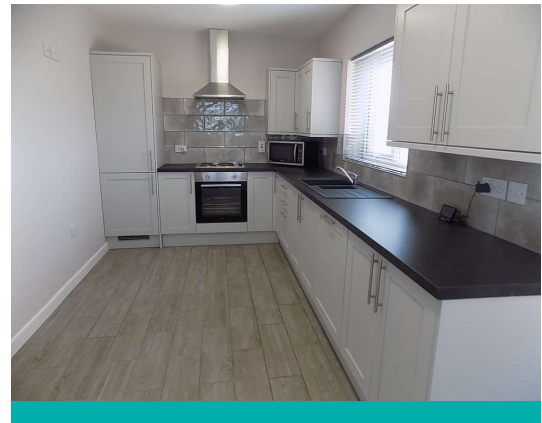
£875 pcm

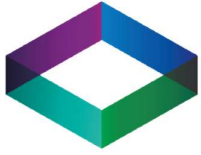


Ref: K333.1brew

**The Bungalow, 1 Brewers Lane, Newton,
Wisbech, Cambridgeshire, PE13 5HP**

DETACHED BUNGALOW situated in a rural location with accommodation including entrance hall, lounge/diner, kitchen, 2 bedrooms and bathroom. Having oil central heating and double glazing, the property further benefits from off road parking and gardens. Deposit and rent payable in advance.





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ENTRANCE HALL From double glazed entrance door, laminate flooring.

LOUNGE/DINER 21' 1" x 11' 8" (6.43m x 3.56m) Double glazed windows to front and side, laminate flooring.

KITCHEN 17' 3" x 8' 4" (5.26m x 2.54m) Fitted kitchen including a range of matching wall and base units with worktop surfaces and tiled splashbacks, integrated fridge/freezer, dishwasher, and oven and hob with extractor over, double glazed door to rear, double glazed windows to side and rear, breakfast bar.

BEDROOM 1 10' 7" x 9' 7" (3.23m x 2.92m) Double glazed window to side, laminate flooring.

BEDROOM 2 9' 9" x 9' 7" (2.97m x 2.92m) Double glazed window to front, laminate flooring.

BATHROOM 13' x 8' 4" (3.96m x 2.54m) Having a 3 piece white suite including low level wc, vanity wash basin, bath and shower cubicle, double glazed window to rear, tiled splashbacks, airing cupboard, towel rail.

GARAGE

OUTSIDE The property has an open plan frontage with garden laid mainly to lawn. There is a rear garden laid to gravel and patio. Oil tank. Driveway and off road parking area to garage.

SERVICES Mains water and electricity. Drainage to private septic tank. Under floor heating throughout via oil fired boiler.

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

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 26th June 2023



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Ground Floor



Total area: approx. 72.1 sq. metres (776.3 sq. feet)



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