



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £1,600 pcm



Ref: M5180

### **Yellow House Farm, Hospital Drove, Long Sutton, Spalding, Lincolnshire, PE12 9EL**

Established detached house situated on a generous plot in a rural location. Having off road parking for several vehicles and triple car port, the property further benefits from double glazing and oil fired central heating. Accommodation includes open plan kitchen/diner and lounge, conservatory and further two reception rooms, main bedroom with en-suite and a further three bedrooms, family bathroom and separate wc. Deposit and rent payable in advance.



Offices at March and Wisbech

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**ENTRANCE PORCH** From double glazed front entrance door, double glazed window to side, tiled floor, range of storage cupboards, coat hooks.

**ENTRANCE HALL** 9' 10" x 5' 11" (3m x 1.8m) Double glazed window to rear, loft hatch.

**UTILITY ROOM** 6' 1" x 5' 11" (1.85m x 1.8m) Double glazed frosted window, stainless steel single sink bowl and drainer with cupboard unit under, plumbing for automatic washing machine.

**WC** Double glazed window to side, low level wc, radiator.

**KITCHEN/DINER** 19' x 10' 6" (5.79m x 3.2m) Double glazed window to rear, French doors, range of wall, base and drawer units with worktop surfaces and tiled splashbacks, stainless steel one and a half bowl sink unit with drainer, range cooker with gas hob, American style fridge/freezer, radiator.

**PORCH** 6' 5" x 5' 8" (1.96m x 1.73m) Door to porch off hallway with stained glass windows either side, double glazed window to rear, door to side.

**LOUNGE** 15' 0" x 11' 11" (4.57m x 3.63m) Double glazed bay window to rear and double glazed window to side, ornate fireplace with electric fire, radiator.

**CONSERVATORY** 12' 11" x 11' 0" (3.94m x 3.35m) Double glazed door to rear garden, radiator.

**RECEPTION ROOM ONE** 16' 4" x 11' 11" (4.98m x 3.63m) overall Double glazed bay window to rear, French doors to garden, radiator.

**RECEPTION ROOM TWO** 14' 4" x 11' 11" (4.37m x 3.63m) Double glazed window to rear, fireplace with ornate mantel and marble heath, two sets of walls lights, radiator with shelf.

**HALLWAY** 13' 4" x 6' 10" (4.06m x 2.08m) Parquet style flooring, radiator, telephone point, stairs leading off.

**STAIRS AND LANDING** Double glazed window to rear, radiator, cupboard on landing leading to set of stairs to loft area.

**MAIN BEDROOM** 16' 07" x 11' 11" (5.05m x 3.63m) Two double glazed windows to rear, tv point, radiator, wardrobe cupboard with hanging rail and shelves.

**EN-SUITE** 6' 11" x 6' 8" (2.11m x 2.03m) Tiled floor, vanity wash basin fitted into worktop with tiled splashbacks and mirror, shower cubicle, low level wc, stainless steel towel radiator, shelving.

**BEDROOM TWO** 12' 10" x 11' 11" (3.91m x 3.63m) Two double glazed windows, radiator, pedestal wash hand basin.

**BEDROOM THREE** 10' 08" x 10' 07" (3.25m x 3.23m) Double glazed window, loft hatch, radiator.

**BEDROOM FOUR** 8' 01" x 6' 11" (2.46m x 2.11m) Double glazed window to rear, radiator.

**BATHROOM** 11' 11" x 5' 11" (3.63m x 1.8m) Double glazed window to rear, bath, shower cubicle, pedestal wash hand basin, light with shaver point over, glass shelf, stainless soap dish, tiled splashbacks, two chrome radiators, airing cupboard with three shelves and hot water tank.

**OUTSIDE** Driveway to side for access to triple car port, borders with established trees and shrubs, large lawn area, oil tank and boiler store, two further stores next to the car port.

**CARPORT** 29' 08" x 19' 0" (9.04m x 5.79m) Triple carport with power and light.

**SERVICES** Mains water and electricity. Drainage to private septic tank. Heating via oil fired boiler. Bottled gas for hob.

**DIRECTIONS** Travelling from March, on reaching Wisbech from the A47, at the 1st roundabout take the 2nd exit onto South Brink, bypassing Wisbech. At the next roundabout take the first exit onto Cromwell Road and on reaching Freedom Bridge roundabout take the first exit onto A1101. Following this road bear right onto Sutton Road. At the next roundabout take the second exit onto Wisbech Road, right onto Bridge Road and left onto Hospital Drove. Following Hospital Drove over the junction, this property can be found on your left hand side.

**COUNCIL TAX** BAND D -

**EPC RATING** E

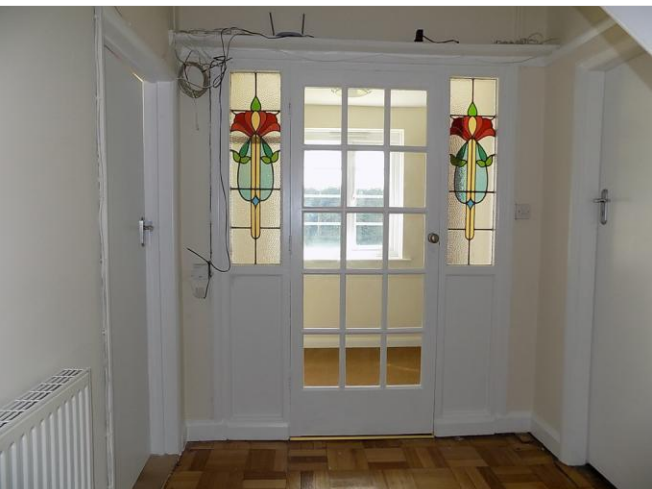
**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**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** 7th August 2023



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GROUNDS





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**Residential Lettings**

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