



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£1,500 pcm



Ref: M4795

Grainthorpe House , Sixteen Foot Bank, Stonea, March, Cambridgeshire, PE15 0DX

DETACHED HOUSE situated in a RURAL LOCATION overlooking farmland. The property occupies a large plot and prospective tenants will need to be keen gardeners!! Benefiting from ample off road parking and double garage, accommodation includes entrance hall, lounge, garden room, dining/family room, kitchen, cloakroom, utility room, 3 bedrooms and 4 piece bathroom. Sealed unit double glazing and oil fired central heating. Deposit and rent payable in advance.





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ENTRANCE HALL From hardwood front entrance door with matching glazed side panels, stairs leading off, radiator, textured and coved ceiling, railed cloaks cupboard with shelf and coat hooks.

LOUNGE 20' x 13' 5" (6.1m x 4.09m) Sealed unit double glazed windows to front and side, feature fireplace, coving to flat ceiling, 2 radiators.

GARDEN ROOM 13' 10" x 10' (4.22m x 3.05m) Sealed unit double glazed French doors to rear garden with matching glazed side panels, sealed unit double glazed window to side, wood panelling to ceiling, radiator.

FAMILY/DINING ROOM 19' 11" x 13' 10" max (6.07m x 4.22m) Feature recess shelving and storage cupboard, 2 radiators, textured and coved ceiling, sliding doors to shelved pantry cupboard with light.

KITCHEN 17' 5" x 10' 1" (5.31m x 3.07m) Tiled floor, sky light window to wood panelled ceiling, fitted kitchen including single drainer double bowl sink, worktop surfaces with tiled splashbacks, matching wall and base units, fitted electric cooker, space and plumbing for automatic dishwasher, space for larger fridge, radiator, sealed unit double glazed window to rear.

REAR LOBBY From the dining room and leading to further shelved lobby to access garage, tiled floor, Thermecon oil fired boiler, sealed unit double glazed window to side, window and door to rear.

SEPARATE WC Having low level wc and sealed unit double glazed window.

BOOT ROOM/GLASS HOUSE 10' x 6' 7" (3.05m x 2.01m) Glazed and situated off the lobby with door to access the garden.

UTILITY ROOM 11' 7" x 9' 10" (3.53m x 3m) Sealed unit double glazed window to front, radiator, textured ceiling, fitted single drainer stainless steel double bowl sink unit, worktop surface with cupboards and drawers under, space and plumbing for automatic washing machine and tumble dryer.

FIRST FLOOR Stairs and landing, double airing and storage cupboards, sealed unit double glazed window to front, coving to flat ceiling, loft access, radiator.

BEDROOM 1 11' 3" x 12' (3.43m x 3.66m) Radiator, coving to flat ceiling, sealed unit double glazed window to front, fitted wardrobe cupboards to the length of one wall.

BEDROOM 2 12' 7" x 10' 5" (3.84m x 3.18m) Radiator, sealed unit double glazed window to front, coving to flat ceiling.

BEDROOM 3 13' 5" x 7' 8" (4.09m x 2.34m) Radiator, sealed unit double glazed window to rear, coving to flat ceiling.

BATHROOM 10' 6" x 7' 2" (3.2m x 2.18m) Having low level wc, pedestal wash basin, bath and shower cubicle, fitted towel radiator, part tiled walls, textured and coved ceiling, sealed unit double glazed window to rear.

DOUBLE GARAGE 20' 4" x 19' 1" (6.2m x 5.82m) Having 2 double glazed windows and door to rear garden, automatic roller door to front, power and light, door to lobby into house.

OUTSIDE The property is set in generous gardens with a hedged frontage to Sixteen Foot Bank, driveway and off road parking for several vehicles. Gardens at the front are laid mainly to lawn with established trees and shrub borders. Side access either side of the property leads to the rear gardens which are also enclosed by hedging and laid mainly to lawn with paved patio areas, pergola, beds and borders. Please note that tenants will need to be keen gardeners!

SERVICES Mains water and electricity. Radiator central heating via oil fired boiler. Drainage is to private septic tank. The septic tank drainage costs are included in the rent and the tank will be emptied as and when necessary by the Landlords contractors.

VIEWING Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

DIRECTIONS From our High Street March Office turn left and travelling straight on at the mini roundabout turn left at the traffic lights into St Peters Road. Follow St Peters Road into Upwell Road and then continue out of the town and across the level crossing. Continuing along this road until you reach the Sixteen Foot Bank at Bedlam Bridge where you turn right to travel alongside the river. Once on this road, pass the railway bridge and once under or over the bridge, after a short distance you will see a sign on the left hand side for Ancaster Farm, this property is the third property along the road after this sign.

COUNCIL TAX BAND D

EPC RATING BAND 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 16th January 2026



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march@maxeygrounds.co.uk

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ASK FOR DETAILS OF HOW WE CAN HELP YOU



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Offices at March and Wisbech

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