



# MAXEY GROUNDS

## DRAFT PARTICULARS

residential.sales@maxyegrounds.co.uk

01945 428820

Residential Sales

# £345,000



Ref: L867/15

**Plot 15, Old Croft Place, Main Street,  
Welney, Wisbech, Cambridgeshire  
PE14 9RB**

\*Stamp Duty paid (to exclude any additional cost due to second home purchase), if reserved before 1st February 2023\*

Detached Three Bedroom Chalet Bungalow finished to a high specification throughout. Accommodation offers Open Plan Kitchen/Diner, Lounge, Cloakroom, Bedroom with En-Suite to the ground floor and Two Further Bedrooms and Bathroom to the first floor. Outside offers Gardens, Detached Garage and Off-Road Parking. Pleasantly located in the beautiful village of Welney. With good connections from Littleport and Ely to Cambridge, London and beyond. Images Show Artist Impression. BUY OFF PLAN to maximise options.

Offices at March and Wisbech



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**ENTRANCE HALL** Composite double glazed front entrance door. Stairs to first floor. Understairs cupboard. Doors to Kitchen/Diner, Lounge, Cloakroom and Bedroom One.

**LOUNGE** 14' 6" x 12' 9" (4.43m x 3.91m) Bay window to front.

**KITCHEN/DINER** 30'10" x 11' 1" (9.41m x 3.39m) Maximum measurements, irregular shape. Kitchen area: Range of wall and base units with work tops over. One and half sink with drainer and mixer taps. Built in electric oven and hob. Integrated fridge/freezer. Integrated dishwasher. Two windows to rear. Door to side. Dining Area: Bi-folding doors to rear. Window to side.

**CLOAKROOM** 5' 10" x 3' 10" (1.79m x 1.17m) Low level flush WC. and wash hand basin.

**BEDROOM ONE** 12' 3" x 10' 11" (3.74m x 3.34m) Bay window to front. Door to En-Suite.

**EN-SUITE** 6' 9" x 5' 10" (2.07m x 1.79m) Three piece suite comprising shower cubicle, wash hand basin and low level flush WC. Window to side.

**STAIRS AND LANDING** Stairs lead up to the first floor landing with two roof light windows. Doors to two Bedrooms and Bathroom.

**BEDROOM TWO** 14' 4" x 14' 2" (4.38m x 4.33m) Maximum measurements, irregular shape. Dormer window to front. Built in wardrobe. Door to airing cupboard.

**BEDROOM THREE** 15' 3" x 6' 10" (4.67m x 2.10m) Maximum measurements, irregular shape. Roof light window and window to side.

**BATHROOM** 9' 10" x 5' 8" (3.02m x 1.75m) Three piece suite comprising panelled bath, wash hand basin and low level flush WC. Roof light window.

**OUTSIDE** Mainly laid to grass. Patio area. Permeable paving driveway. Air source heat pump. Facility for electric car charger available.

**DETACHED GARAGE** Power and lighting.

**SERVICES** Mains Water and Electricity. Private Drainage and Air Source Heating.

**PLEASE NOTE** Protek 10 year Warranty. CGI image is for illustrative purposes only, colours and styles may differ.

**VIEWING** Strictly by appointment with the selling agent Maxey Grounds.

**POSSESSION** Vacant possession upon completion of the purchase.



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**ABOUT THE BUILDER** Loyd Homes are a small property developer based in the East Anglia and Midlands areas. Our belief is that smaller independent developers, producing high quality, customer focused housing is the future of homebuilding in our country. Our motto is simply "building your home with you" and we aim to live up to that in everything we do by engaging with you to bespoke build your home within the parameters of the build program. We are small, and so our competition is fierce, but our principals of quality and partnership, with strong connections within local communities ensure our success. We look forward to working with you to build your home and a strong future for our community.

LincolnJack is the operational contracting arm of our business; the part that does the building work. We are the boots on the ground and through our strong team of highly experienced professionals and partners, our aim is to build excellent properties to the highest standards in line with the key principles of quality and partnership of our development partner company Loyd Homes.

**DIRECTIONS** From our office in Wisbech head south on the A1011 and follow to Outwell, continue through the villages of Upwell and Three Holes for a total of approximately 12 miles until you reach the village of Welney. Continue to the centre of the village on Main Street and the new development site can be found on the right just before St Marys Church on the right and before you reach the Lamb & Flag Inn on the left.

**COUNCIL TAX BAND** TBA

**PARTICULARS PREPARED** 28th November 2022



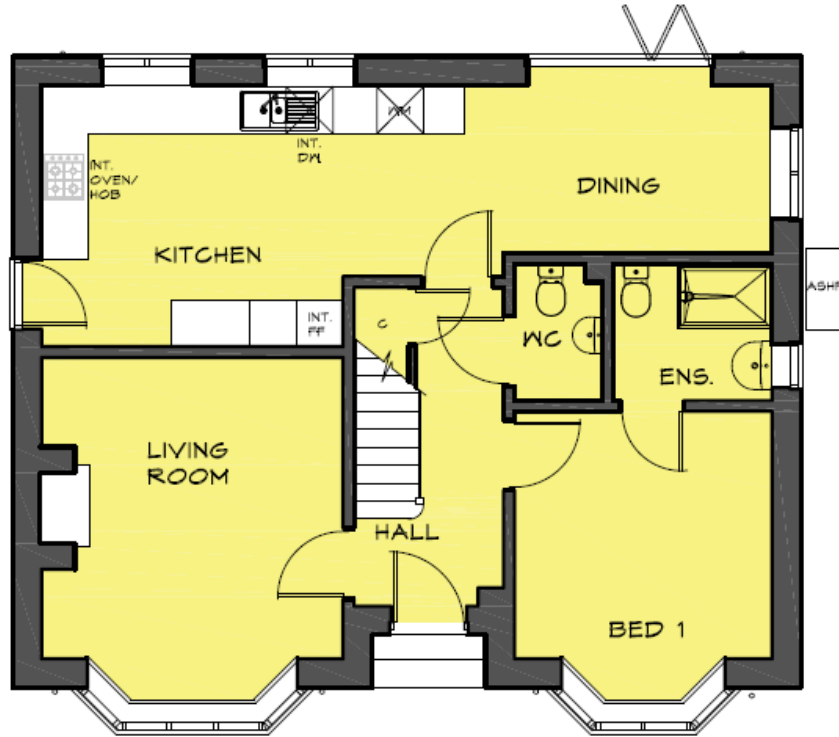


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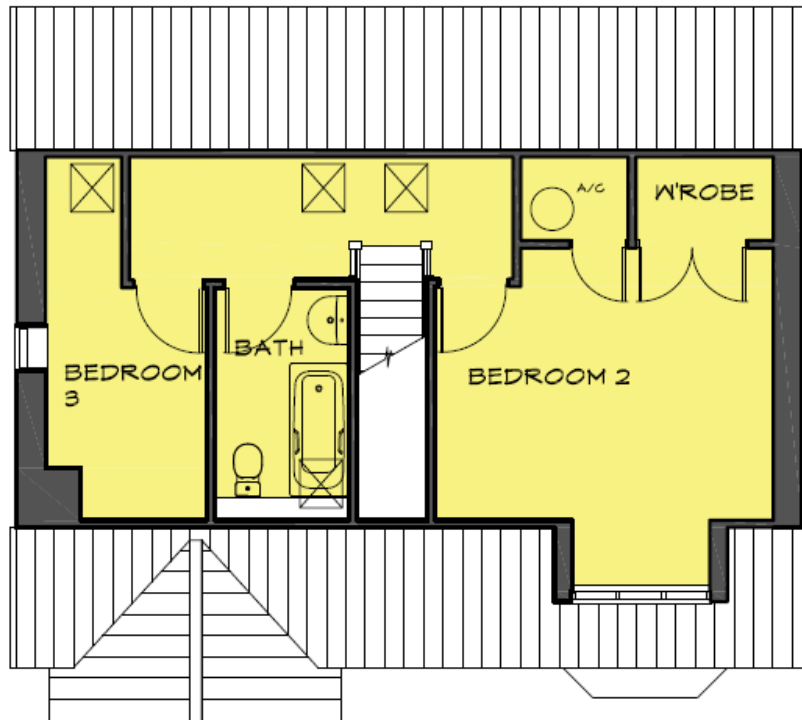




# MAXEY GROUNDS



GROUND FLOOR



FIRST FLOOR



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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.