



# MAXEY GROUNDS

residential.sales@maxygrounds.co.uk

01945 428820

Residential Sales

## £200,000



Ref: S1521

### **2 Chapel Lane, Newton-in-the-isle, Wisbech, Cambridgeshire PE13 5EY**

A 3 Bedroom Semi-Detached House benefitting from an Open Plan Lounge/Diner, Kitchen, Walk-In Pantry, Downstairs Bathroom, 3 Double Bedrooms, a Well-Established Good Size Garden, Off-Road Parking and offered with Vacant Possession and No Forward Chain. UPVC Double Glazing and Electric Heating. Situated on a Quiet Lane, sought after Village location.





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**ENTRANCE HALL** 9' 0" x 3' 0" (2.76m x 0.92m) Wooden part glazed, double glazed door.

**KITCHEN** 12' 11" x 9' 2" (3.94m x 2.80m) UPVC double glazed windows to front and side – double aspect. Range of wall and base units with worktops over. Stainless steel single sink with drainer and mixer taps. Tiled splashback's. Plumbing for washing machine. Space for free-standing electric cooker. Extractor fan over. Electric radiator.

**WALK-IN PANTRY/STORAGE AREA** 8' 0" x 3' 6" (2.44m x 1.09m) UPVC double glazed window to rear. Electric radiator.

**DOWNSTAIRS BATHROOM** 7' 11" x 5' 0" (2.43m x 1.54m) UPVC double glazed window to rear. Low-level WC. Pedestal hand basin. Panelled bath with mixer taps and shower attachment. Tiled splash backs. Wall mounted electric heater. Extractor fan.

## OPEN PLAN LOUNGE / DINER

**LOUNGE AREA** 13' 5" x 9' 11" (4.10m x 3.04m) UPVC double glazed window to front. Electric radiator.

**DINING AREA** 13' 5" x 10' 11" (4.10m x 3.35m) UPVC double glazed window to rear. Stairs to 1st floor. Under stairs storage cupboard. Electric radiator.

**LANDING** Loft access.

**BEDROOM ONE** 13' 6" x 9' 11" (4.12m x 3.04m) UPVC double glazed window to front. Electric radiator.

**BEDROOM TWO** 12' 9" x 9' 0" (3.90m x 2.76m) UPVC double glazed windows to front and rear – double aspect. Loft access. Electric radiator.

**BEDROOM THREE** 11' 0" x 10' 8" (3.37m x 3.27m) UPVC double glazed window to rear. Built in wardrobe. Airing cupboard. Electric radiator.

**OUTSIDE** Mainly laid to grass with mature trees, hedging, plants and shrubs. Plastic shed. Outside tap. Outside lighting. Off-road parking.

**SERVICES** Mains water and electricity. Electric heating and hot water. Septic Tank installed 4 years ago.

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

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

**DIRECTIONS** Take the A1101 out of Wisbech signed Long Sutton and Sleaford. After approximately two and a quarter mile turn left into Chapel Lane. The property can be located a short distance on the right.



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**Residential Sales**

**COUNCIL TAX BAND** B

**EPC RATING** BAND E

**PARTICULARS PREPARED** 14<sup>th</sup> December  
2022





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