



West End Farmhouse 1 West End Road
, Maxey, PE6 9EJ

£1,650 PCM

Richardson

West End Farmhouse 1 West End Road

Maxey, PE6 9EJ

Extremely attractive detached stone house with kitchen, utility, separate dining hall, sitting room, cloakroom and 3 large bedrooms. Garage and outbuildings. Private rear garden and south facing front garden.

LOCATION

Maxey is an attractive village located close to the A15 and A16 roads, approximately 8 miles north of Peterborough and 1 ½ miles south west of Market Deeping.

DESCRIPTION

Well presented detached stone property with dining hall, sitting room, kitchen/family room, utility room, cloakroom, 3 bedrooms shower room and bathroom.

ENTRANCE LOBBY

With tiled floor, radiator and double glazed window.

DINING HALL

14'0" x 10'9" (4.27 x 3.28)

With wooden floor, double glazed window to front, exposed stone wall and beam, window seat, single glazed window to rear and understairs cupboard. Stairs off to first floor and access to:

SITTING ROOM

14'2" x 10'10" (4.32 x 3.30)

Fire place for decorative purposes only, beige fitted carpet, 2 double glazed windows to front with roller blinds, radiator, single glazed window to rear and aerial point.

KITCHEN

24'3" x 16'8" (7.39 x 5.08 (7.4 x 5.07))

French doors to front and rear and window to side. Fitted with a range of white fronted units, dishwasher, range oven, fridge freezer, one and a half bowl stainless steel sink and drainer and tiled floor.

UTILITY ROOM

With tiled floor, wood block worktops, Belfast sink, washing machine and cupboards. Window to rear.

CLOAKROOM

With tiled floor, white close coupled WC, corner wash hand basin and double glazed window to side.

LANDING

With fitted carpet, double glazed window to front, radiator, airing cupboard and wooden doors to:

BEDROOM 2

14'3" x 10'11" (4.34 x 3.33 (4.35 x 3.32))

Fitted carpet, double glazed window to front with roller blind, radiator, chest of drawers and double glazed window to rear with shutters.

SHOWER ROOM

With vinyl flooring, white close coupled WC, wash hand basin, double shower cubicle with rainfall shower head, mosaic tiled splash backs, heated towel rail, double glazed window to rear, extractor fan and bathroom cabinet.

BATHROOM

With panel bath, close coupled WC, pedestal wash hand basin, heater, carpet, double glazed window to rear and extractor fan.





BEDROOM 1
16'10" x 12'11" (5.13 x 3.94 (5.12 x 3.93))
Fitted carpet, double glazed window to front, roller blind, radiator, built in wardrobe, wall lights, aerial point and coving.

BEDROOM 3
10'11" x 9'1" (3.33 x 2.77 (3.32 x 2.76))
Fitted carpet, double glazed window to rear, roller blind, radiator, wardrobe and phone point.

OUTBUILDING
Plumbing for washing machine, power, tiled flooring and cupboard.

BOILER ROOM
6'5" x 3'5" (1.96 x 1.04 (1.95 x 1.05))
Housing oil fired boiler.

OUTSIDE
Gated entrance with gravel driveway. Detached garage with light and power. South facing front garden with patio and lawn area and shrubs. Rear garden mainly laid to lawn with hedge and fence border.

VIEWING
All viewings are strictly by appointment through Richardson on 01780 758000.

SERVICES
Mains water, electricity and sewerage are connected.

DEPOSIT
5 weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

COUNCIL TAX
We understand from the Valuation Office Agency website that the property has a Council Tax Band on request

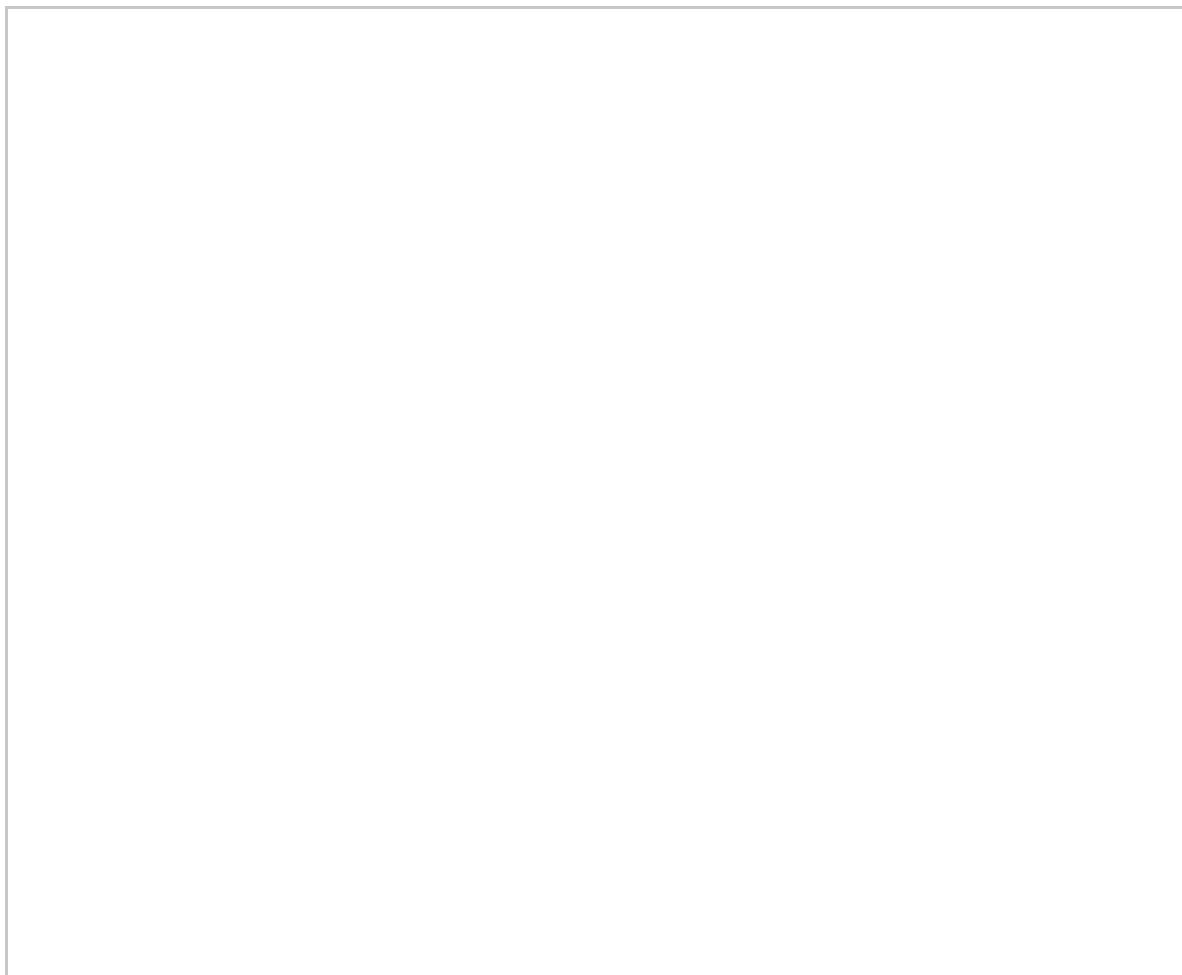
TENURE
The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

RENT
The rent is payable monthly in advance, by standing order.

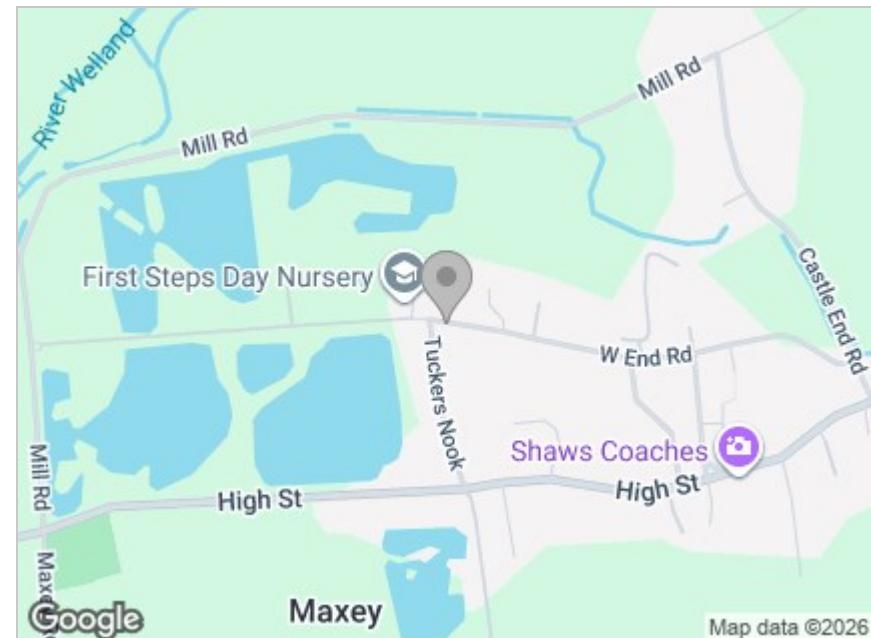
EICR
Rating D

BROADBAND/MOBILE
According to OFCOM:
Mobile networks available - O2, Vodafone, EE, Three (good Outdoors)
Broadband types available - Standard, Superfast and Ultra Fast

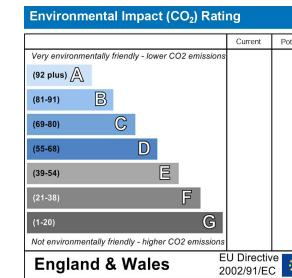
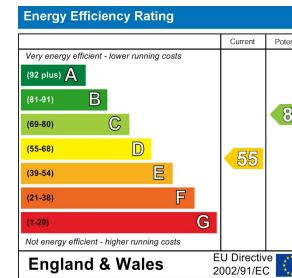
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE

Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

- The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
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- No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.