



20 WEST END ROAD, MAXEY
PE6 9EJ

£857,500

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

Greatly improved by the present Vendors and situated in the heart of this picturesque and sought-after village, this stunning Grade II listed detached period home has a wealth of character throughout and benefits from having an exceptionally large southerly-facing private rear garden. This impressive home, which is set on three floors and offers generously sized accommodation throughout, offers three large reception rooms with exposed beamed ceilings and fireplaces whilst there is a further garden room with attractive stone wall and floor overlooking the rear grounds. To the first floor are three double bedrooms with the master having a luxury en-suite and a further bedroom to the second floor. Approached by a large driveway which leads to an oversized garage, this property is located within an excellent school catchment area and viewing is highly advised to appreciate the superb location and quality of this period home.

INNER HALLWAY 18'4 x 6'5 (5.59m x 1.96m)

With exposed flagstone flooring and exposed stone wall, this lovely room has exposed beams to ceiling, door to garden room and original door opening to

CLOAKROOM

Comprising low flush WC, wash-hand basin, storage cupboard and two windows to front elevation.

LOUNGE 21'10 x 15'10 (6.65m x 4.83m)

Featuring a large stone inglenook fireplace housing a cast-iron multi-fuel woodburner with heavy beam above, this room has many exposed beams to ceiling, window to front elevation with fitted window shutters and further window to rear elevation with fitted window shutters, radiator and TV point.

DINING ROOM 18'3 x 15'10 (5.56m x 4.83m)

With inglenook fireplace and exposed brick chimney breast housing a cast-iron woodburner and exposed timber mantle, this room has exposed wood flooring, radiator, window to front elevation with fitted shutters, further window to rear elevation, built-in window seat and door opening to staircase leading to first floor.

SNUG 22' x 14'10 (6.71m x 4.52m)

With a walk-in bay window overlooking the rear gardens, this room has exposed stone wall, free-standing cast-iron gas fire, built-in storage cupboard, TV point and radiator.

LANDING

A large landing with exposed beams to ceiling, built-in airing cupboard, dormer window and two further windows to front elevation, range of fitted wardrobes and door opening to staircase leading to second floor.

MASTER BEDROOM 16'9 x 15'7 (5.11m x 4.75m)

A large bedroom featuring an exposed stone wall with exposed beams, this light and airy room has dormer windows to front and rear elevations, radiator, staircase leading down to SNUG and door to

EN-SUITE

Recently installed, comprising walk-in double shower cubicle, wash-hand basin with cupboards below, low flush WC, display area and dormer window to rear elevation.

BEDROOM TWO 15'4 x 12'6 (4.67m x 3.81m)

With exposed beams to ceiling, built-in wardrobe, radiator and windows to front and rear elevations with fitted shutters.

BEDROOM THREE 12'6 x 13' (3.81m x 3.96m)

With feature cast-iron fireplace, exposed beams to ceiling, radiator, window to rear elevation with fitted shutters and door leading to

EN-SUITE

Comprising free-standing roll-top bath, wash-hand basin, low flush WC, radiator, wall tiling, exposed beams to ceiling and window to rear elevation with fitted shutters.

GARDEN ROOM 20' x 10'4 (6.10m x 3.15m)

An impressive room overlooking the south-facing gardens with exposed stone wall, flagstone floor, plastered ceiling and French doors opening onto the rear gardens.

KITCHEN/BREAKFAST ROOM 16'4 x 13'8 (4.98m x 4.17m)

A recently installed fitted quality kitchen with a range of wall and base units with central island unit, this room has an AGA with lighting and beam above, built-in double oven with induction hob and extractor hood above, built-in microwave, built-in larder fridge, integrated dishwasher, Belfast sink unit, radiator and windows to front and rear elevations.

UTILITY ROOM 17'7 x 8'6 (5.36m x 2.59m)

Recently fitted with a range of cupboards including storage cupboards, wall and base units, Belfast sink unit, oak work surfaces, plumbing for washing machine, space for tumble dryer, integrated freezer, wall tiling, window to front elevation and door opening to rear garden.

BATHROOM 13'8 x 9'3 (4.17m x 2.82m)

With walk-in double shower cubicle, wash-hand basin, low flush WC, bidet, radiator and dormer window to rear elevation.

SECOND FLOOR

BEDROOM FOUR 14'7 x 10'1 (4.45m x 3.07m)

With vaulted ceiling, exposed beams, radiator and dormer window to rear elevation enjoying views of the rear gardens.

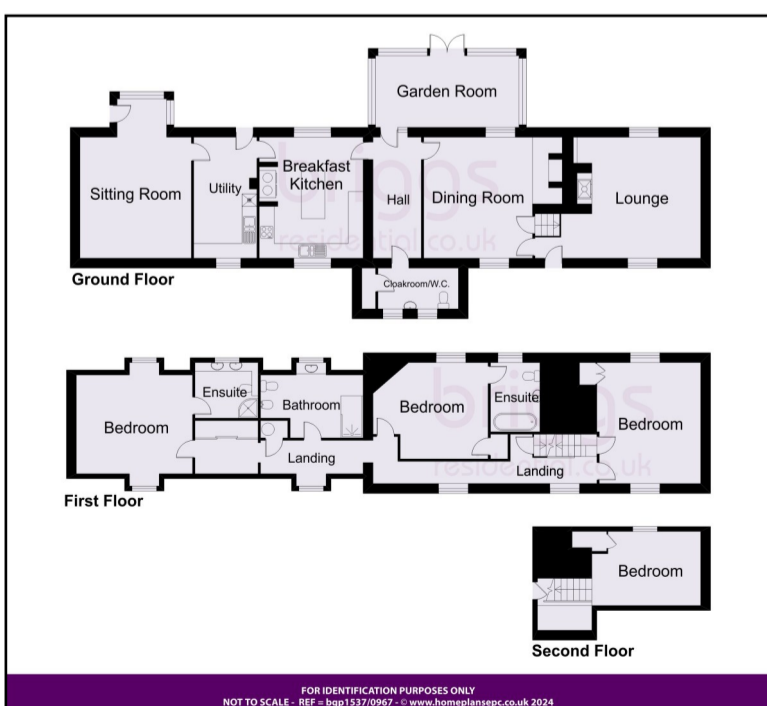
OUTSIDE

The property has a gated driveway which provides parking for many vehicles and leads to an oversized double garage with two electric roller doors, power and lighting.

The front gardens are mainly laid to lawn and the exceptionally large southerly-facing rear gardens are mainly laid to well-kept lawns with patio area, paving, mature raised flower borders, mature trees, hedging, exposed stone wall and stone outbuilding. This lovely garden provides a high degree of privacy.

Agent's Note: To make the property more energy efficient, there are four solar panels providing hot water.

COUNCIL TAX BAND: G (PCC)



ANTI-MONEY LAUNDERING REGULATIONS
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