



MEADOW VIEW, 5 GARFORD COURT
MAXEY PE6 9ER OFFERS ONLY £1,000,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

Situated in a small exclusive cul-de-sac of quality individual barn conversions on this award winning development by Hereward Homes, this impressive **FIVE BEDROOM** family home backs onto open countryside and offers generous accommodation throughout. The light and airy entrance hall provides access to three large reception rooms including a 23' sitting room and a 19' dining room as well as a large kitchen breakfast room. To the first floor, two of the five bedrooms have en suites. Economical to run with air source heat pumps and underfloor heating to the ground floor, this beautifully presented home has a well kept garden overlooking paddocks and is approached via a gated driveway providing ample parking plus a double garage. Maxey is a most sought after village within the Deepings area with many quality contemporary and character homes. Perfect for the growing family, this home is situated within an excellent school catchment and must be seen.

Feature glazed door with full height glazing to side, opening to

RECEPTION HALL 19'2 x 9'3 (5.84m x 2.82m)

An impressive entrance providing access to all principal rooms, staircase to first floor, built in cloaks cupboard and window overlooking the rear garden.

CLOAKROOM

Comprising low flush WC, wash hand basin and window to rear aspect.

SITTING ROOM 23'9 x 19'2 (7.24m x 5.84m)

A magnificent room with a cast iron wood burner set within a feature brick surround with exposed beam above; exposed flooring and beam, two pairs of French doors opening onto the rear garden, further glazing to the side and window to front aspect.

STUDY 11'10 x 7'11 (3.61m x 2.41m)

With exposed beam to ceiling, exposed flooring, free standing quality cupboards (available separately) and window to front aspect.

DINING ROOM 19'2 x 13'9 (5.84m x 4.20m)

This large room is ideal for entertaining and has exposed beam to ceiling, exposed flooring and windows to front and side aspects.

KITCHEN BREAKFAST FAMILY ROOM 26'4 x 19'2 (8.02m x 5.84m)

This stunning light and airy room is ideal for the family gatherings. The kitchen area comprises wall and base units, glazed display cabinets, built in quality appliances, feature exposed beam to ceiling, breakfast area, family area, window to side aspect, door to utility room and two pairs of French doors with windows eitherside opening onto the rear garden.

MASTER BEDROOM 19'6 max x 19'2 (5.94m x 5.84m)

With French doors opening onto Juliet style balcony enjoying views of the garden and meadows beyond, this relaxing bedroom has radiator, window to front aspect and access to DRESSING ROOM and door to

EN SUITE

Comprising double shower cubicle, panelled bath with shower attachment, twin vanity wash hand basins, low flush WC, heated towel rail, tiled floor, wall tiling, spotlighting and two skylight windows to front aspect.

BEDROOM TWO 15'3 x 11'2 (4.65m x 3.41m)

With walk in DRESSING ROOM, radiator, window to front aspect and door to

EN SUITE

Comprising double shower cubicle, vanity wash hand basin, low flush WC, wall tiling, tiled floor, heated towel rail and skylight window to front aspect.

BEDROOM THREE 15'3 x 13'7 (4.65m x 4.13m)

With fitted wardrobes, radiator and window to front aspect.

BEDROOM FOUR 16'4 x 14'1 (4.98m x 4.30m)

Enjoying superb views, this room has fitted wardrobes and radiator.

BEDROOM FIVE 11'10 x 10'10 (3.61m x 3.30m)

With fitted wardrobes, radiator and window overlooking the rear garden.

LUXURY BATHROOM

Comprising panelled bath with shower above and shower screen, vanity wash hand basin, low flush WC, tiled floor, heated towel rail and skylight window to side aspect.

UTILITY ROOM

Comprising base units, plumbing for washing machine, built in boiler cupboard and side external door.

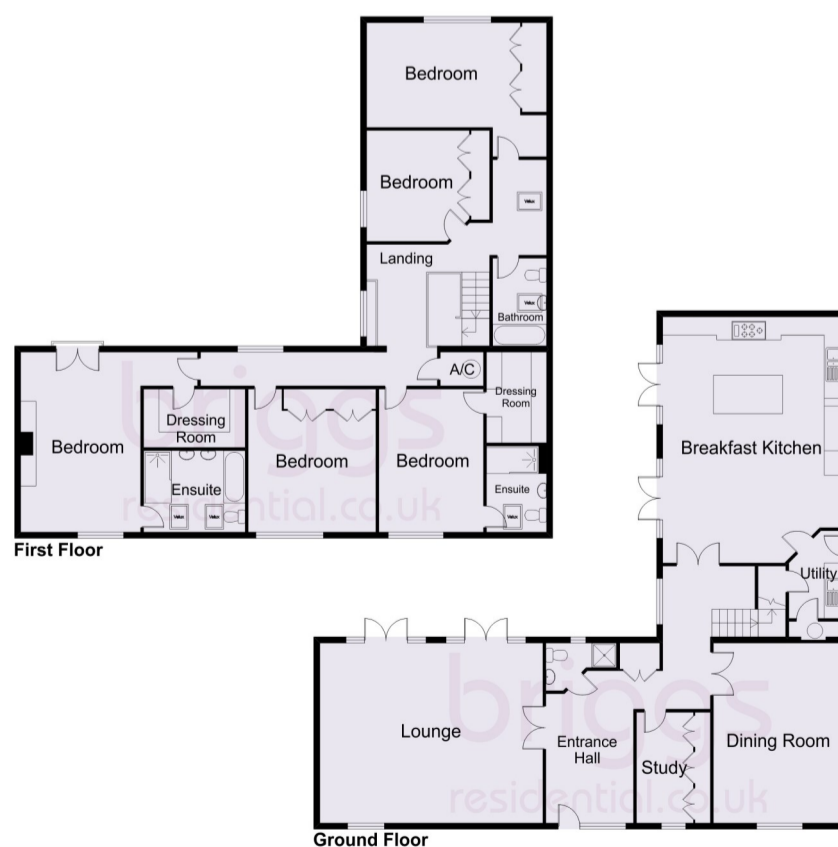
LANDING

A spacious galleried landing with airing cupboard, window overlooking the gardens and further skylight window. .

OUTSIDE

Approached via a gated entrance opening onto a large driveway which provides ample parking and leads to a double garage with power and lighting and there is further parking behind the garage. The well kept private lawned gardens have patio and paving and enjoy views over stunning open countryside and meadows.

EPC RATING: C



FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE - REF = bgp1476/0908 - © www.homeplansepc.co.uk 2023

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.