



9 SCHOOL LANE, MAXEY
PE6 9EL £585,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

Situated in a small quiet village lane within an excellent school catchment area, this greatly improved Grade II listed thatched cottage has a double height stone extension to the side and offers superb versatile accommodation with a contemporary twist. Entered via an impressive family room, this home has five reception rooms and a stunning kitchen breakfast room with glazed double height atrium housing an open staircase leading to the second floor. The first floor is accessed via two separate staircases which lead to the four double bedrooms, two of which are air conditioned. To the rear of the property is a fully enclosed, westerly facing sunny garden with detached home office within the grounds. Offered for sale with no chain, viewing is highly advised.

Oak front entrance door with windows either side opening to

FAMILY ROOM 13'8 x 12'8 (4.17m x 3.86m)

The hub of the home and an impressive entrance with flagstone flooring, exposed stone walls and bi-folding doors opening onto the private westerly facing garden.

LOUNGE 23' x 10'2 (7.01m x 3.07m)

A good size room with stone inglenook fireplace housing cast iron wood burner and flagstone hearth, exposed beams to ceiling, half panelled walls, two cottage style windows to the front aspect, oak door to staircase and front entrance door.

KITCHEN BREAKFAST ROOM 27' x 20' (8.23m x 6.10m)

With double height glazed atrium housing a second staircase to the second floor, this stunning open plan room is fitted with quality oak wall and base units, granite work surface, Belfast sink, space for cooking range, plumbing for washing machine, space for American style fridge freezer and central island unit with oak work surface housing an integrated dishwasher and wine cooler, windows to side and rear aspects. The breakfast area has panelled walls, underfloor heating and French doors opening onto the rear garden.

DINING ROOM 13'2 x 10' (4.01m x 3.04m)

With feature stone wall and integrated beam, window to side aspect, access into lounge and into the home office which is presently used as a bedroom.

HOME OFFICE 11'3 x 10' (3.41m x 3.04m)

With feature exposed stone wall, vaulted ceiling with exposed beam, cottage style window to rear aspect and skylight window.

LANDING

Accessed from the lounge, the staircase opens up to

BEDROOM FOUR/DRESSING ROOM 11'8 x 10'5 (3.56m x 3.18m)

A most impressive room with high vaulted beamed ceiling, feature stone wall, window to front aspect and door to

BEDROOM ONE 12'1 x 10'4 (3.68m x 3.15m)

With high vaulted beamed ceiling, feature stone wall with integrated beams, built in storage cupboard and window to front aspect.

SECOND LANDING

Accessed from the kitchen this landing has views over the garden.

BEDROOM TWO 13'8 x 9' (4.17m x 2.74m)

With fitted wardrobe, air conditioning unit, windows to side and rear aspects.

BEDROOM THREE 13' x 7'10 (3.96m x 2.39)

This air conditioned double bedroom has fitted wardrobe and windows to side and rear aspects.

BATHROOM

Comprising panelled bath, shower cubicle, wash hand basin, low flush WC and heated towel rail.

SHOWER ROOM

Comprising shower cubicle, wash hand basin, low flush WC and window to front aspect.

OUTSIDE

The gravelled driveway provides parking for several vehicles. The front of the cottage is enclosed by attractive hedging with pathway to central door. The rear westerly facing garden provides a high degree of privacy and has patio area and paving and is enclosed by a stone wall with steps down to lawned gardens with well kept flower beds and large detached home office.



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 NOT TO SCALE - REF = bg417/8066/1027
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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

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