

Monday to Friday, 9.00am until 6.00pm
Saturday, 9.00am until 4.00pm
Sunday, Closed

OPENING HOURS



**3 THE RETREAT, MAXEY
PE6 9ET**

£660,000

FREEHOLD



**briggs
residential**

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Situated in this small, exclusive cul-de-sac within the heart of Maxey and featuring an exceptionally large rear garden backing onto open countryside, this five bedroom detached individual home offers spacious accommodation throughout and being within an excellent school catchment area is the perfect family home. Entered via an impressive reception hallway, this home, which has four reception rooms, has a master bedroom with en-suite and is offered for sale with no chain. Call the Briggs Residential team today to book your viewing.

Entrance door opening to

HALLWAY

An impressive entrance to this home with galleried landing above and staircase leading to first floor with storage below.

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to front elevation.

LOUNGE 21' x 11'11 (6.40m x 3.63m)

Featuring a deep inglenook style fireplace housing a woodburner, this relaxing room has radiators, window to front elevation and patio doors opening to

CONSERVATORY 15'7 x 12' (4.75m x 3.66m)

Of brick and UPVC construction with French doors leading onto the rear garden.

STUDY 11' x 8' (3.35m x 2.44m)

With radiator and door to side.

DINING ROOM 18'2 x 12'3 (5.54m x 3.73m)

Entered via double-opening doors from the Hallway, this room, which is idea for entertaining, also has a seating area, dining area, window to side elevation and door leading onto the rear garden.

SPLIT-LEVEL GALLERIED LANDING

A large landing with built-in storage cupboards and window to front elevation.

BEDROOM ONE 15' x 11' (4.57m x 3.35m)

Enjoying views over the rear garden, this room has built-in wardrobes, radiator and door leading to

EN-SUITE

Comprising shower cubicle, low flush WC, wash-hand basin, heated towel rail and wall tiling.

BEDROOM TWO 18'7 x 10' (5.66m x 3.05m)

With radiator, two dormer windows to front elevation and skylight window.

BEDROOM THREE 11'9 x 10' (3.58m x 3.05m)

With radiator and window overlooking the rear garden.

BEDROOM FOUR 11'9 x 7'8 (3.58m x 2.34m)

With built-in wardrobe, radiator and window to front elevation.

BEDROOM FIVE 10'9 x 7'10 (3.28m x 2.39m)

With radiator and window to side elevation.

BATHROOM

Comprising panelled bath, shower cubicle, bidet, low flush WC, wash-hand basin, radiator, heated towel rail and window to side elevation.

KITCHEN/BREAKFAST ROOM 14' x 12'6 (4.27m x 3.81m)

With a range of ample wall and base units with built-in appliances, work surface, wall tiling, sink unit, breakfast area, radiators and windows to side and rear elevations.

UTILITY ROOM 7'9 x 6'7 (2.36m x 2.01m)

With a range of base units, plumbing for washing machine and door to side.

CLOAKROOM

Comprising low flush WC, wash-hand basin and skylight window to side elevation.

OUTSIDE

The property is set behind a brick wall with pillars which leads to a driveway providing parking for several vehicles. There is further parking to the side and a double garage with two electric up-and-over doors.

The rear garden, which is exceptionally large and backs onto open countryside, has a patio area with covered area for hot tub, paving, mature shrubs and trees, orchard, summerhouse and gated access to the side providing secure parking for a caravan or boat.

EPC RATING: D

COUNCIL TAX BAND: F (PCC)



ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

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.