

**OPENING HOURS**  
Monday to Friday. 9.00am until 6.00pm  
Saturday. 9.00am until 4.00pm  
Sunday. Closed



**2 LADDS LANE, MAXEY  
PE6 9HD**

**OFFERS OVER £600,000**

**FREEHOLD**



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17 Market Place  
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Enjoying stunning south facing views over open countryside, this impressive detached family home is located at the end of a small, exclusive private cul-de-sac in this sought after village within an excellent school catchment area. Offering generous size accommodation including a large light and airy lounge with French doors leading onto a 21' x 15' conservatory and an open-plan kitchen/dining room with bi-folding doors opening onto the rear garden. To the first floor there are four double bedrooms with the master bedroom having a dressing room and recently upgraded en-suite. Viewing of this home is highly advised to appreciate it's superb location.

Front entrance door opening to

**HALLWAY**  
With radiator and stairs to first floor.

**CLOAKROOM**  
Comprising low flush WC and wash-hand basin.

**LOUNGE** 22'6 x 14' (6.86m x 4.27)  
A light and airy room with fireplace, exposed wood flooring, radiator, French doors with windows either side opening to the rear, further windows to front and side elevations and double opening doors to

**CONSERVATORY** 21'10 x 15'4 (6.65m 4.67m)  
Of brick and UPVC construction overlooking the gardens with two French doors opening onto the garden and hot tub area.

**KITCHEN/DINING ROOM** 22'5 x 17'5 (6.83m x 5.31m)  
A superb family kitchen with quality wall and base units, radiator, central island unit housing Belfast sink unit, range of built-in appliances, window to front elevation, open access to dining area and living area with bi-folding doors enjoying stunning views over countryside, window to side elevation and stable door to side.

**UTILITY ROOM** 6'2 x 4' (1.88m x 1.22m)  
With plumbing for washing machine and window to rear elevation.

**LANDING**  
**MASTER BEDROOM** 15' x 11'5 (4.57m x 3.48m)  
With radiator, window to front elevation and door to  
**DRESSING ROOM** 11'5 x 6'10 (3.48m x 2.08m)  
With radiator, window to rear elevation and door to

**EN-SUITE**  
A recently upgraded suite comprising semi-circular shower cubicle, wash-hand basin with mixer tap, low flush WC, heated towel rail, wall tiling and window to rear elevation.

**BEDROOM TWO** 14' x 12'1 (4.27m x 3.68m)  
With radiator and window to front elevation.

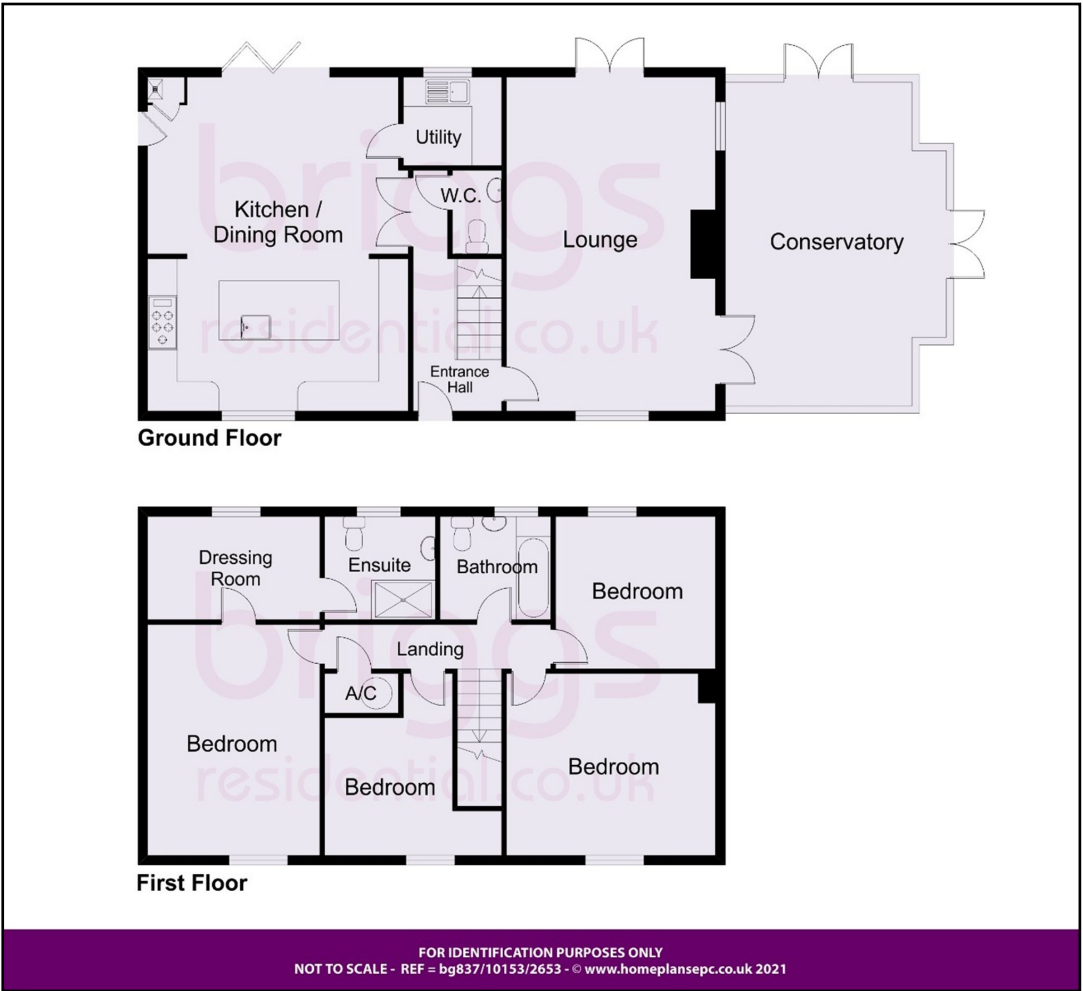
**BEDROOM THREE** 12'2 x 11'6 max (3.70m x 3.50m)  
With radiator and window to front elevation.

**BEDROOM FOUR** 10'8 x 10'2 (3.25m x 3.10m)  
With radiator and window to rear elevation.

**BATHROOM**  
A recently upgraded bathroom comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, heated towel rail, wall tiling and window to rear elevation.

**OUTSIDE**  
The gravelled driveway leads to a double garage with two up and over doors, power, lighting and electric vehicle charging point. Within the private rear gardens there is a small detached outbuilding presently used as an office with UPVC door and windows. The gardens are mainly laid to lawn and enclosed by conifers and there is access to a further gravelled area and patio area which enjoys stunning views.

EPC RATING: F COUNCIL TAX BAND: F (SKDC)



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.