



34 WEST END ROAD, MAXEY
PE6 9EJ

£575,000

FREEHOLD



briggs
residential

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Situated in one of the area's most sought after locations, this greatly improved and extended four bedroom detached home features stunning landscaped southerly facing gardens with a heated swimming pool, a summerhouse overlooking a pond and formal gardens. With a 20' x 21' L-shaped kitchen/dining/family room overlooking the pool, this home has two further reception rooms and four double bedrooms, two with en-suites. The property is well set back from West End with a long lawned front garden and enjoys open views to the front. With an excellent school catchment area, viewing of this home is highly advised to appreciate its superb location and the privacy of this home.

Front entrance door opening to

HALLWAY

With tiled flooring, radiator and stairs leading to first floor.

SHOWER ROOM

Comprising walk-in shower, wash-hand basin, low flush WC, tiled flooring, heated towel rail and window to side elevation.

LOUNGE 25' x 14'3 (7.62m x 4.34m)

With feature fireplace with attractive surround, radiator, window to front elevation and French doors opening to rear gardens.

STUDY/FAMILY ROOM 11'7 x 10'10 (3.53m x 3.30m)

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

KITCHEN/DINING/FAMILY ROOM 21'8 x 20'10 (6.60m x 6.35m)

Enjoying views over the swimming pool and rear gardens, this impressive room has a kitchen area with a range of ample wall and base units with cooking range, central island unit, work surface, wall tiling, sink unit, tiled flooring. There is also a large dining area, family area with window overlooking the rear gardens and French doors opening onto the rear patio.

LANDING

With built-in airing cupboard.

BEDROOM ONE 19'4 x 16'6 max (5.89m x 5.03m max)

A large master bedroom enjoying views over the southerly facing rear gardens, with a range of built-in wardrobes and door to

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, radiator, wall tiling and window to side elevation.

BEDROOM TWO 17' x 13'6 (5.18m x 4.11m)

With two windows to front elevation enjoying views over the front garden and meadow, radiator, access to loft and door to Bathroom.

BEDROOM THREE 14'4 x 10'5 (4.37m x 3.18m)

With mirror-fronted wardrobes, radiator and window to front elevation enjoying views over the front garden and meadow.

BEDROOM FOUR 11'1 x 9'6 (3.38m x 2.90m)

With radiator and window to rear elevation.

UTILITY ROOM 9'2 x 8' (2.79m x 2.44m)

With a range of wall and base units, central heating boiler, tiled flooring and window to side elevation.

BATHROOM

Comprising panelled bath with shower screen and shower above, wash-hand basin with cupboard below, low flush WC, wall tiling, radiator and two windows to side elevation.

OUTSIDE

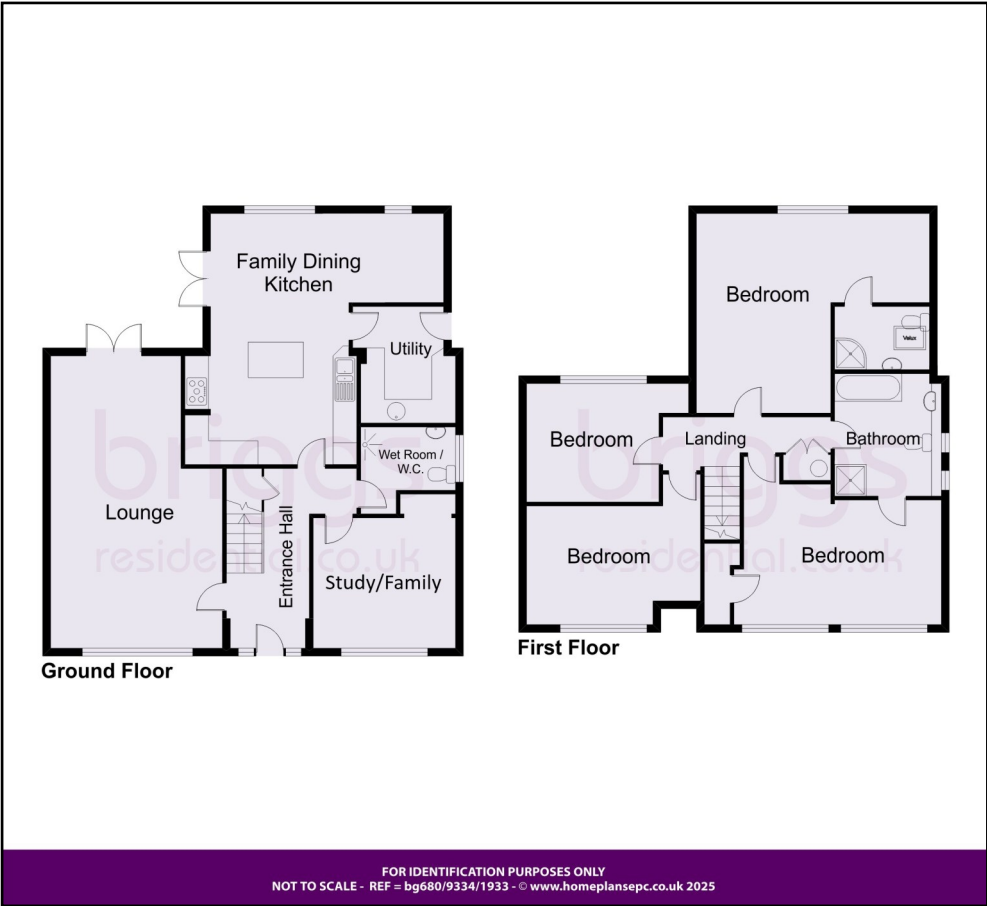
The property is approached via a long driveway which leads to a single garage with up-and-over door, power and lighting.

The property has a large lawned garden to the front with mature trees, whilst the rear southerly facing gardens have been professionally landscaped and provide a high degree of privacy and feature an outdoor swimming pool which is economical to run, having air-source heating.

The gardens, which are mainly laid to shaped lawns have well stocked mature borders and shrubs with a winding path through the gardens leading to the summerhouse with a decked area overlooking the pond.

EPC RATING: E

COUNCIL TAX BAND: E (PCC)



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