



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

**£690,000**

**FREEHOLD**



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17 Market Place  
Market Deeping  
PE6 8EA

**S**ituated 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 ideal 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)



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