



THE FOLD, 11a CASTLE END ROAD, MAXEY
PE6 9EP OFFERS OVER £775,000

FREEHOLD



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Situated within a small exclusive cul-de-sac in one of the area's most sought after villages and offered for sale with NO CHAIN, this impressive and greatly improved detached stone built property offers excellent ground floor accommodation within private enclosed grounds. The FIVE RECEPTION ROOMS comprise a magnificent lounge with high vaulted ceiling as well as exposed beams and marble fireplace and the sitting room also has a high vaulted ceiling with picture window. There is a further living room, conservatory and kitchen dining room. To the first floor there are four bedrooms, two of which have en suites and outside there is a gated entrance and low maintenance walled gardens. With underfloor heating to the ground floor, viewing of this individual home is highly advised.

Front entrance door opening to

HALLWAY

A large L-shaped hall with Indian stone flooring with under floor heating, walk in cloaks cupboard, two windows to side aspect and side external door.

CLOAKROOM

Comprising low flush wc, wash hand basin, wall tiling, Indian stone flooring with under floor heating and window to front aspect.

LOUNGE 24'6 x 16' (7.47m x 4.88m)

A magnificent room with high vaulted ceiling and exposed beams, Indian style flooring with under floor heating, marble fire place, window to side aspect, skylight window and door to

SITTING ROOM 16'6 x 16' (5.03m x 4.88m)

This light and airy room has a high vaulted ceiling, built in storage cupboard and large picture window to front aspect.

FAMILY ROOM 22' x 11'7 (6.71m x 3.53m)

With Indian stone flooring, under floor heating and two windows to front aspect.

LANDING

With skylight windows.

MASTER BEDROOM 19'3 x 12' (5.87m x 3.65m)

With quality fitted furniture originally from The Queens Hotel in Brighton, radiator, skylight windows to front and rear aspects, further window to side aspect, connecting door to bedroom four and door to

EN SUITE

Comprising shower cubicle, wash hand basin, low flush wc, traditional style radiator with heated towel rail, further heated towel rail and skylight window to rear aspect.

BEDROOM TWO 13' x 11'10 (3.96m x 3.60m)

With radiator, skylight window to front aspect, further window to side aspect and door to

EN SUITE

Comprising shower cubicle, low flush wc, wash hand basin, radiator, heated towel rail and skylight window.

BEDROOM THREE 11'10 x 9'11 (3.57m x 3.02m)

With radiator and skylight window to front aspect.

KITCHEN DINING ROOM 19'1 x 18'7 (5.82m x 5.66m)

This light and airy kitchen comprises ample quality bespoke wall and base units with glazed display cabinets, integrated appliances, marble work surface and splashback, dining area, family area, Indian stone flooring, under floor heating, windows to front and rear aspects and French doors opening onto

CONSERVATORY 16'8 x 13'1 (5.08m x 3.99m)

With ceramic tiled flooring and French doors opening onto the southerly facing garden.

UTILITY ROOM 11'11 x 6'6 (3.63m x 1.98m)

With wall and base units, Indian stone flooring, under floor heating, integrated cooker and window to front aspect.

BEDROOM FOUR 11'9 x 9'11 (3.54m x 3.02m)

Accessed from the landing and master bedroom, this room could be used as a dressing room, a nursery or bedroom; with radiator and skylight window to front aspect.

BATHROOM

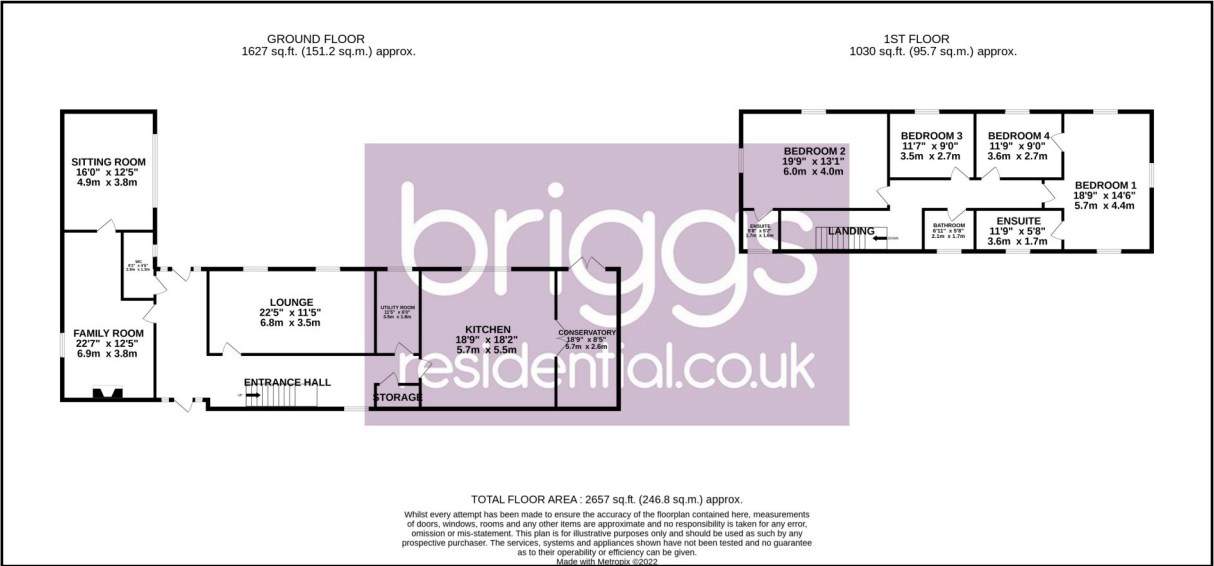
Comprising panelled bath with shower above, vanity wash hand basin, low flush wc, traditional style radiator with heated towel rail, wall tiling and skylight window to rear aspect.

OUTSIDE

Set behind ornate electric wrought iron gates which open to the spacious driveway which provides ample parking and further gated access leads to the southerly facing private gardens which are enclosed by a high stone wall and have been designed for easy maintenance.

EPC RATING: C

COUNCIL TAX BAND: F (PCC)



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