



briggs residential

**11A WEST END ROAD
MAXEY PE6 9EJ
£320,000**

FREEHOLD



Situated in one of our areas' most sought after villages, this FOUR bedroom semi-detached family home has an excellent school catchment area and features a 17' x 16' kitchen/dining room. With a workshop within the rear garden, this superb family village home must be seen and viewing is highly advised to appreciate its excellent location within Maxey.

Visit our website: www.briggsresidential.co.uk

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**Opening Hours: Monday to Friday - 9.00am until 6.00pm
Saturday - 9.00am until 4.00pm: Sunday—Closed**

Entrance door opening to

PORCHWAY

With door leading to

HALLWAY

With radiator and stairs leading to first floor with cupboard below.

LOUNGE 16'6 x 11'4 (5.03m x 3.45m)

With a multi-fuel stove with tile surround and window to front elevation.

KITCHEN/DINING ROOM 17'6 x 16'1 (5.33m x 4.90m)

A large room ideal for the family with a modern kitchen with a range of ample wall and base units with built-in oven with hob and extractor above, plumbing for dishwasher, work surface, splash back, sink unit, electric wall heater, dining area, window to rear elevation and access through to

UTILITY AREA 6'8 x 6'3 (2.03m x 1.91m)

With plumbing for washing machine and window to rear elevation.

LANDING

BEDROOM ONE 14' x 11'6 (4.27m x 3.51m)

With radiator, wardrobe and window to front elevation.

BEDROOM TWO 11'11 x 11'6 (3.63m x 3.51m)

With radiator and window to rear elevation.

BEDROOM THREE 14'5 x 8'8 (4.39m x 2.64m)

With radiator and window to front elevation.

BEDROOM FOUR 9'5 x 5'11 (2.87m x 1.80m)

With radiator and window to front elevation.

BATHROOM

Comprising panelled bath with shower above, wash-hand basin, low flush WC, fully tiled walls, tiled flooring and window to rear elevation.

SHOWER ROOM

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

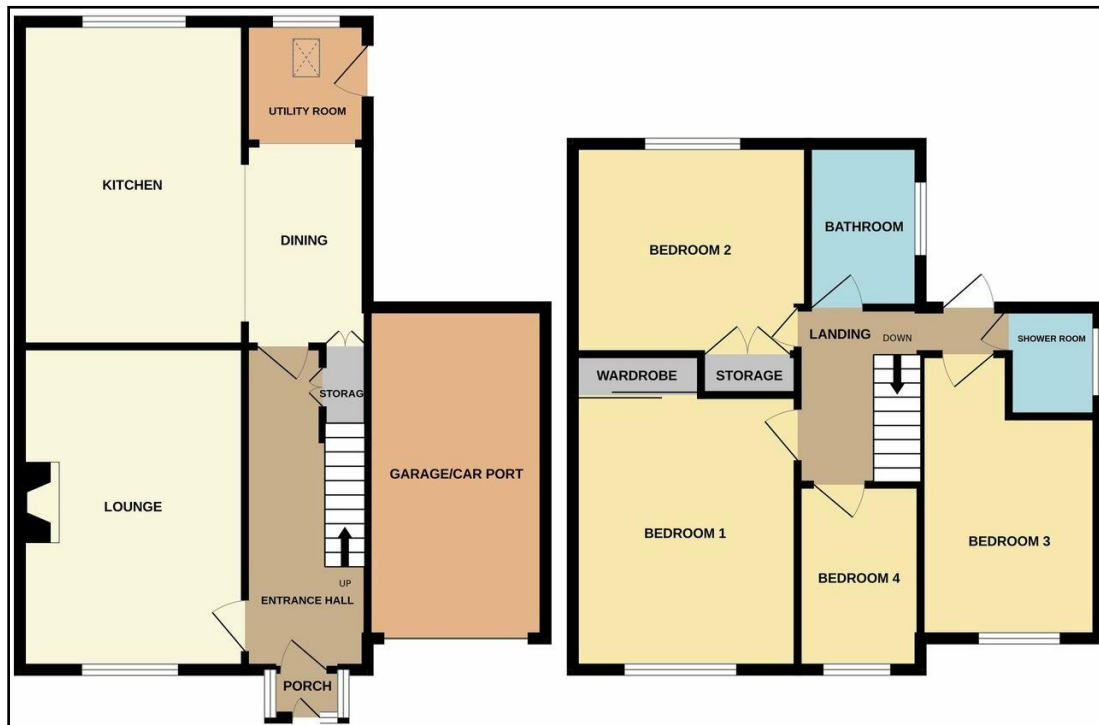
OUTSIDE

The property is approached via a block-paved driveway which provides parking for many vehicles and leads to an oversized garage.

The rear garden provides a high degree of privacy and has a patio area, raised lawned gardens and a timber workshop/shed.

EPC RATING: C

COUNCIL TAX BAND: C (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 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 of the property and suggest buyers obtain such verification from their solicitors.