



3 Maxey Close, Lincolnshire PE6 8BP

£375,000



*** DETACHED BUNGALOW *** This immaculately presented detached bungalow is situated in a quiet cul-de-sac, 10 minutes walk into town. Formerly a three bedroom property, the wall to the third bedroom has been opened up to the living room, creating an additional dining area. The accommodation briefly comprises a spacious entrance hall, two double bedrooms - both with built-in wardrobes, with the second bedroom benefitting from a wet room with underfloor heating, family bathroom, kitchen/breakfast room, dining room, living room, and conservatory. Externally, there are low maintenance landscaped gardens to both the front and rear with artificial grass, along with a block paved driveway leading to the garage with an electric door. Fully cavity wall insulated. Council Tax Band C / EPC Energy Rating Currently Unavailable.

ENTRANCE HALL

Loft access with ladder, part boarded, airing cupboard with shelving and radiator.

BEDROOM TWO

3.29m x 2.66m (10' 10" x 8' 9") (Approx) UPVC window, built-in wardrobes and chest of drawers and overhead storage cupboards.

WET ROOM

UPVC window, spotlights to the ceiling. Fully tiled walls with inset storage, heated towel rail, underfloor heating. Electric shower, pedestal wash hand basin and WC.

BEDROOM ONE

4.41m x 2.71m (14' 6" x 8' 11") (Approx) UPVC window, two built-in wardrobes and overhead storage cupboards, and radiator. Fitted dressing table with five drawers and mirror.

BATHROOM

Fitted with a white three piece suite comprising jacuzzi P-shape bath with shower over, pedestal wash hand basin and WC. UPVC window, fully tiled and chrome heated towel rail.

KITCHEN / BREAKFAST ROOM

4.19m x 2.97m (13' 9" x 9' 9") (Approx) Fitted with a range of eye level and base units with worktops over and tiled splashbacks. Oven, induction hob with extractor hood over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer, radiator. UPVC window and door leading to pathway to front and back gardens.

DINING ROOM / BEDROOM THREE

3.37m x 2.64m (11' 1" x 8' 8") (Approx) Formerly the third bedroom. UPVC window, coving to the ceiling, and radiator.

Opening into:

LIVING ROOM

4.57m x 3.26m (15' 0" x 10' 8") (Approx) UPVC sliding doors into the conservatory, coving to the ceiling, feature fireplace and radiator.

CONSERVATORY

2.72m x 2.45m (8' 11" x 8' 0") (Approx) UPVC and brick construction. French doors into the garden. Electric radiator and mains radiator. Italian floor tiles.

OUTSIDE

To the front, the low-maintenance garden is laid with artificial grass, complemented by a block-paved driveway leading to the garage and front door.

To the rear, the garden is predominantly laid to artificial lawn, with patio areas offering ample seating options. There are borders featuring mature shrubs, planting, and trees, along with gated access to the front and a plastic shed for storage.

GARAGE

Light and power connection, electric roller door.

FLOORPLAN

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTE

There are 11 owned solar panels.

