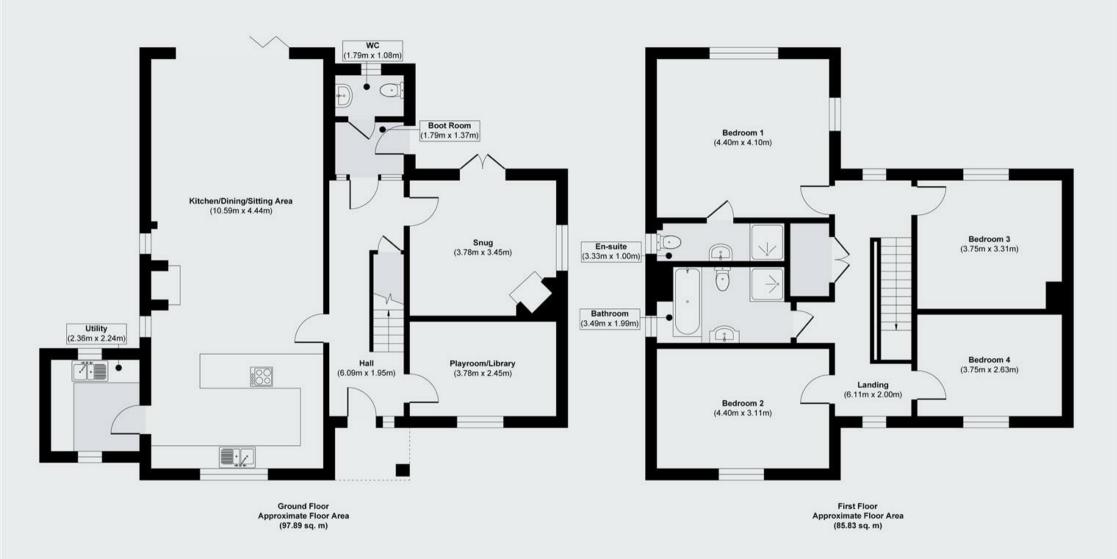


## **Plot 3 Maple House**







# Maple House Hackthorn

#### **SUMMARY**

A four bedroom detached executive house boasting numerous modern features. The downstairs spacious accommodation will include; Entrance Hall, Large Lounge Diner Kitchen, Two further Reception Rooms, Boot room and a Utility Room. Upstairs, the accommodation will comprise: First Floor Landing, Family Bathroom and Four Bedrooms one of which have En-Suites. Outside there will be a rear enclosed garden and a semi-detached car port.

#### **KEY FEATURES**

Air Source Heat Pump

**PV Solar Panels** 

Car Port

5 Ring Electric Hob

Integrated Fridge, Freezer & Dishwasher

Flue Lined Chimney

Mains Power Shower

Partially Boarded Loft

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Council Tax Band: TBC

**ENERGY PERFORMANCE CERTIFICATE** 

EPC Rating: TBC

**SERVICES** 

Mains Water, Electricity, Private Drainage System, Air Source Heat Pump.

#### **VIEWINGS**

By prior arrangement with the Sole Selling Agents (01522 716204).

PPE will be provided for viewings whilst the property is under construction.

#### **PARTICULARS**

Drafted following clients' instructions of July 2024. More details to be found on the attached brochure.

#### ADDITIONAL INFORMATION

For further details, please contact Mount & Minster Lincoln:

T: 01522 716204

### BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoer in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.

Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln, Lincolnshire, LN2 1QA Tel: 01522 716204

Email: info@mountandminster.co.uk

