

Mahaddie Way, Warboys, PE28 2WE
Guide Price £500,000 - £535,000

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LATCHAM DOWLING
ESTATE AGENTS

GUIDE PRICE £500,000 - £535,000

Latcham Dowling Estate Agents are delighted to offer for sale this extremely handsome FIVE DOUBLE BEDROOM detached, double fronted family home, situated within this sought after development on the outskirts of the popular town of Warboys.

This substantial executive home offers spacious accommodation over three floors, with three separate reception rooms, a beautiful open plan kitchen/ breakfast room, separate utility room and a cloakroom all accessed from an impressive reception hall on the ground floor, then three spacious bedrooms to the first floor with an extremely generous master suite including a separate dressing area and en suite bathroom suite (in addition to the family bathroom, also on the first floor). The up on the second floor, there are two further large dual aspect bedrooms and a 'Jack and Jill' bathroom (accessed from the second floor landing and bedroom four).

Outside, there is a generous landscaped and enclosed garden to the rear, a detached double garage (measuring 21'x 21') and a double width and double length driveway providing off road parking for 4-6 cars.

Viewing is absolutely essential to fully appreciate the scale and quality of this exceptional family home!!

Entrance Via

Reception hall
13'2 x 9'5 (4.01m x 2.87m)

Cloakroom
5'2 x 2'11 (1.57m x 0.89m)

Study/ Office
9'9 x 9'3 (2.97m x 2.82m)

Living Room
16'6 x 12'3 (5.03m x 3.73m)

























Dining Room
10'6 x 10'1 (3.20m x 3.07m)

Kitchen/ Breakfast Room
19'11 x 13'6 max (6.07m x 4.11m max)

Utility Room
6'0 x 5'2 (1.83m x 1.57m)

First Floor landing

Bedroom One
16'6 x 12'4 (5.03m x 3.76m)

Dressing Area
10'6 x 4'4 (to wardrobes) (3.20m x 1.32m (to wardrobes))

En Suite Bathroom
10'6 x 6'7 max (3.20m x 2.01m max)

Bedroom Two
15'6 x 10'5 (4.72m x 3.18m)

Bedroom Three
11'5 x 11'5 max (3.48m x 3.48m max)

Family Bathroom
10'6 x 6'5 max (3.20m x 1.96m max)

Second Floor Landing

Bedroom Four
18'11 x 12'6 max (5.77m x 3.81m max)

Bedroom Five
18'11 x 10'10 (5.77m x 3.30m)

'Jack and Jill' Bathroom
8'5 x 7'5 (2.57m x 2.26m)

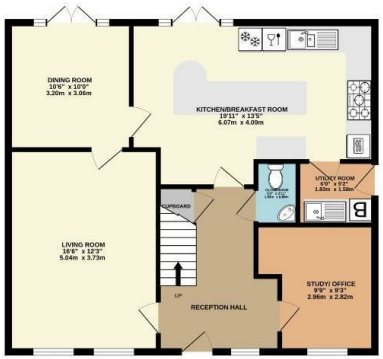
Rear Garden

Double Garage
21'2 x 21'0 (6.45m x 6.40m)

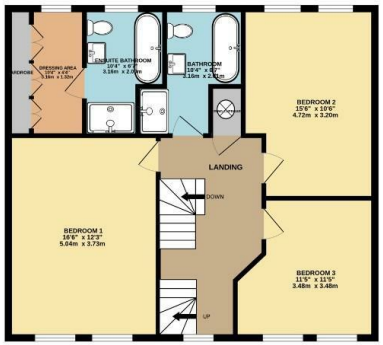
Front of Property

Agents Note

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
806 sq.ft. (74.9 sq.m.) approx.

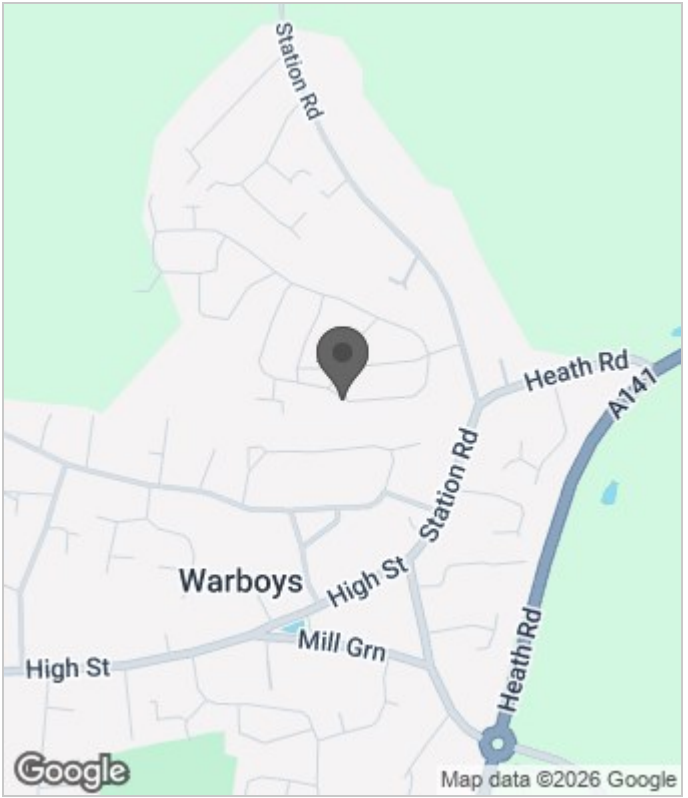


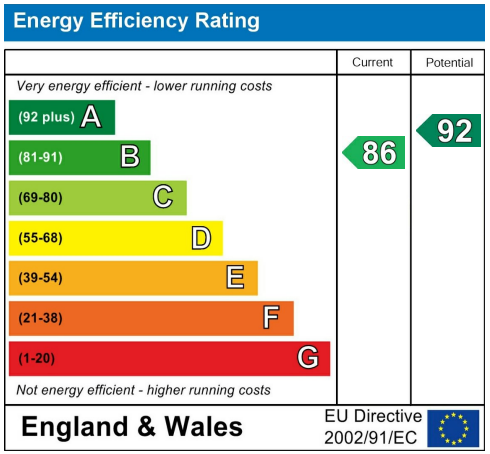
2ND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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