



High Street, Maxey, Peterborough
£440,000 **Freehold**

**Sharman
Quinney**

Key Features



- Detached House
- Five Bedrooms
- No Chain
- Village Location
- Kitchen/Dining Room

Set within an excellent school catchment area for Arthur Mellows Village College, this extended five bedroom home offers perfect village life with wonderful countryside walks. Maxey is well positioned for easy access to both Peterborough and Stamford, offering direct rail links to London and viewing of this light-filled, village home is highly recommended.

Accommodation Includes:

Front door to:

Entrance Hall

Internal door to garage, storage heater, stairs to landing and first floor.

Lounge

6.31m x 4.52m (20'8" x 14'10"). Picture window to front providing a wonderful sunny aspect, electric storage heaters, French doors to rear aspect opening out onto garden, door leading to kitchen diner.



Additionally, there is live planning permission for an extension to the rear of the Lounge, should purchasers wish to extend further.

Kitchen/Dining Room
6.10m x 4.61m (20' x 15'1"). Extended and comprising of a range of base and eye level units with worktops over, electric cooker with extractor, space for fridge freezer, plumbing for dishwasher next to sink, plumbing for washing machine, understairs storage cupboard, window to rear aspect of kitchen and door leading into garden, spacious dining area with air source heating/air conditioning unit, French doors opening to rear garden.

Stairs to first floor and landing;
Air source heating/air conditioning unit, loft access.

Bedroom One - Master
3.19m x 3.79m (10'5" x 12'5"). Large picture window to front aspect, providing plenty of light.

Bedroom Two
4.19m x 2.67m (13'9" x 8'9") Double height room with storage above and power which can easily be converted to child's den space. Window to front aspect, roof light, energy efficient infrared heater.

Bedroom Three
3.03m x 3.80m (9'11" x 12'5"). Large window to rear aspect.

Bedroom Four
2.66m x 3.63m (8'8" x 11' 11"). Double height room with storage above and power which can easily be converted to child's den space. Window to rear aspect, energy efficient infrared heater.



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Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Cloakroom;
Comprising of wc, stone wash basin on oak stand, window to side aspect.

Bedroom Five
2.54m x 2.20m (8'4" x 7'2"). Single bedroom with window to front aspect, electric storage heater.

Family Bathroom;
Comprising of panel bath, electric shower, WC, pedestal wash hand basin, mirrored energy efficient infrared heater, airing cupboard housing energy efficient 'Aquaefficient phase change' water heater. Window to rear aspect.

Outside;
The rear garden is predominantly laid to lawn with a combination of plants, shrubs and trees, enclosed by timber panel fencing with side access.

The front garden has a combination of shrubs, trees and plants with a driveway providing parking, leading to a single garage with power and lighting.

The property also benefits from solar panels which provide an income via a feed-in tariff.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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