



MAXEY ROAD, DEEPING GATE, PE6 9BD

£455,000 FREEHOLD

Lateral living at its best, a versatile and much improved family home in the ever-popular Deeping Gate, adjacent to open farmland. Enjoying a mature southerly facing plot with ample parking, currently arranged as three bedrooms, three reception rooms with a modern attractive kitchen diner

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Superbly positioned within the ever-popular Deeping Gate, at the entrance of Northborough, enjoying a surrounding southerly facing plot adjacent to open farmland to the side, through the gated entrance which opens onto a large gravel parking area, cross to the canopy porch with part glazed entrance door opening through to:

ENTRANCE HALL

A warm and welcoming reception greets you, finished with wood effect flooring

SITTING ROOM

16'2 x 12'11 a wonderful reception room, full of natural light with UPVC bow window to the front aspect, and UPVC window to both side aspects, contemporary gas fire, radiator, power points, TV point and wood effect flooring

KITCHEN DINER

22'11 x 9'8 a beautiful space recently refitted and opened up with dual UPVC windows to the rear aspect and UPVC door through to the garden room, comprising a range of modern base and eye level storage units, incorporating straight edge work surface with 1 ¼ sink inset and mixer tap over, range space with freestanding range cooker, stainless steel extractor fan over, integrated microwave, fridge freezer space, integrated dishwasher, bespoke breakfast table, radiator, power points, wall mounted boiler, ceiling spotlights and tiled flooring

GARDEN ROOM

17'8 x 9'6 with views over the private

southerly facing rear gardens and UPVC French doors to the side aspect

SNUG/BEDROOM

9'8 x 8'9 a lovely snug with UPVC window to the front aspect, finished with wood effect flooring, radiator and power points

BATHROOM

7'6 x 9'8 with frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with electric shower over, fully tiled walls, chrome heated towel rail and wood effect flooring

BEDROOM

11'9 x 8'9 (min) 12'1 (max) a good double bedroom with clever recess for a desk, with UPVC window to the front aspect, radiator and power points

REAR HALL

And the accommodation continues, a wide hallway linking through to the garden room, UPVC window to the side aspect and wood effect flooring

DRESSING ROOM

7'10 x 7'2 a versatile room, currently a dressing room with UPVC window to the side aspect, radiator and power points

BEDROOM

7'10 x 12'5 another double bedroom with dual UPVC windows to the side aspect, radiator and power points

PRINCIPAL BEDROOM

13'11 x 11' a light room with UPVC windows to the rear and side aspects, radiator and power points

EN SUITE

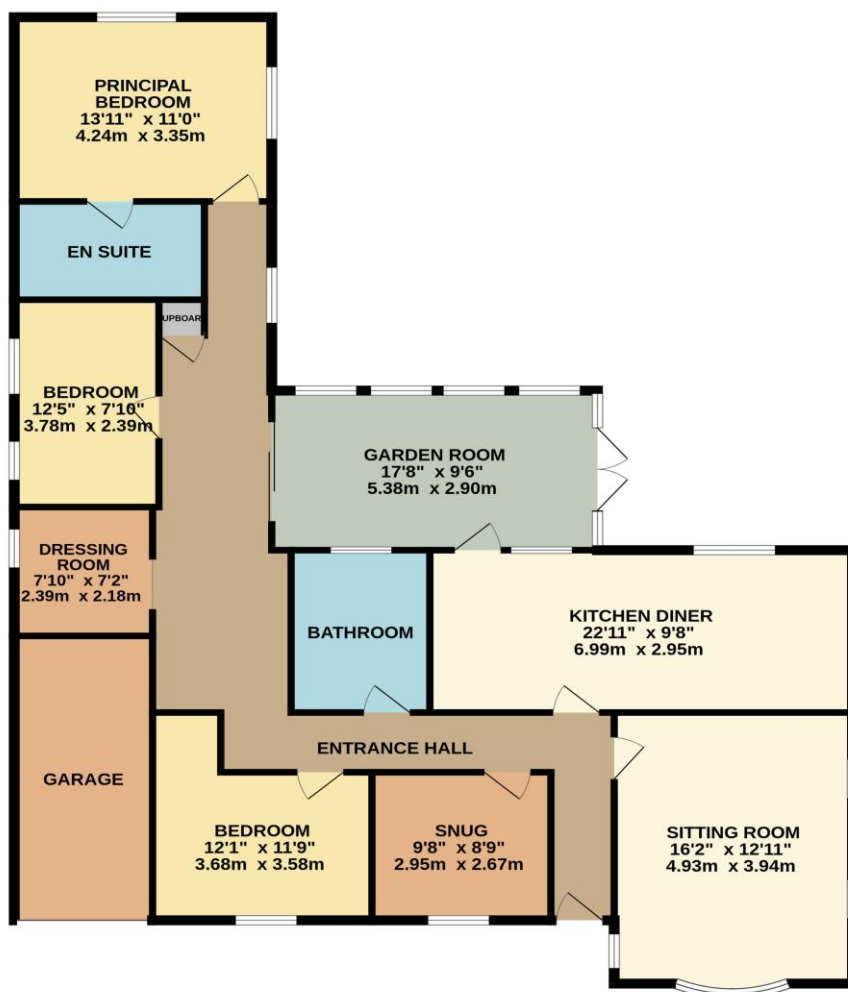
6' x 10'4 a great space, comprising a modern four-piece suite, low level WC, wash hand basin, panel bath with side taps and oversize shower cubicle with glass screen and electric shower over, fully tiled walls and tiled flooring

OUTSIDE

A great position adjacent to open farmland on the edge of the village of Northborough, the frontage is partially enclosed by mature hedging and fencing, gated entrance opens onto the gravel driveway offering parking for numerous vehicles and leading to a SINGLE GARAGE with electric roller door. The rear gardens enjoy a good degree of privacy and a southerly aspect, enclosed by mature hedging and fencing, laid to lawns with patio seating and space for a timber store shed.



GROUND FLOOR
1669 sq.ft. (155.0 sq.m.) approx.



TOTAL FLOOR AREA : 1669 sq.ft. (155.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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