

Property Consultants

RESIDENTIAL
COMMERCIAL
SURVEYS
BUILDING LAND
VALUATIONS



*65 High Street
Maxey
Peterborough
PE6 9EE*

PRICE: £299,950 Freehold



4 Ironmonger Street • Stamford • Lincs • PE9 1PL Paul Johnson F.N.A.E.A.



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DESCRIPTION: Spacious period village property which has been thoughtfully extended to provide extensive family living space. The 4 bedroom accommodation has been renovated to a good standard and includes a superb Kitchen/Dining/Family Room leading onto the garden, a Master Bedroom with en suite, 3 further good sized bedrooms, family Bathroom, cosy Sitting Room with fireplace, Study, Utility and Cloakroom/WC. Outside there is ample parking to the front, an oversized single garage/workshop to the side and a private mature garden to the rear facing south. The property has been redecorated and several rooms have new carpets. The property has a Sky+ dish and an intruder alarm.

LOCATION: The property stands on High Street only a short stroll from the village pub. Maxey is approx 6 miles east of Stamford and very convenient for Peterborough (8 miles) and Market Deeping (3 miles).

AMENITIES: Village pub and Church, ample shops, services and Schools in Stamford and Peterborough.

ACCOMMODATION:

GROUND FLOOR:

Entrance Lobby: Radiator. Tiled floor.

Hall: Cloaks cupboard.

Sitting Room: 3.76m x 5.59m (12'4" x 18'4")

Rustic style brick fire place with wood burning stove. Recess for TV and logs. 2 Radiators. TV & phone point.

Study: L Shaped 3.7m x 2.82m (12'2" x 9'3")

Radiator. Boulton oil fired boiler. 2 Telephone points.

Utility: 1.525m x 2.24m (5' x 7'4")

Wood effect worktops. Stainless steel sink. Plumbing for washing machine. Vent for tumble dryer.

Cloaks/WC: White suite comprising WC & hand basin. Extractor fan. Radiator.

Kitchen/Diner/Family Room: 6.1m x 5.97m (20' x 19'7")

A very spacious open plan living area with good range of shaker style units to kitchen area. Tiled floor. Dishwasher. Belling electric oven & hob. Stainless steel 1½ bowl sink. 2 Radiators. French doors to garden. Spacious dining and TV area. 4 triple spot lights.

FIRST FLOOR:

Landing: Large walk in cupboard with shelving, which could possibly convert to a Shower Room.

Master Bedroom (rear): 3.355m x 5.97m (11' x 19'7")

Radiator. Built in wardrobe. Dressing Area.

En-Suite: 1.9m x 1.9m (6'3" x 6'3")

White Suite Comprising pedestal basin, shower cubicle & WC.

Bedroom 2 (front): 3.81m x 3.355m (12'6" x 11')

Radiator.

Bedroom 3 (rear): 2.745m x 4.88m (9' x 16')

Radiator. Access to loft.

Bedroom 4 (middle): 2.66m x 2.87m (8'9" x 9'5")

Radiator.

Bathroom: 1.73m x 2.66m (5'8" x 8'9")

White suite comprising panelled bath with Triton shower over, pedestal basin & WC. Radiator. Shaver point. Airing cupboard. Mirror.

OUTSIDE:

Front: Parking for 3 to 4 cars.

Rear: Paved patio leading to attractive established garden with lawn and flower beds. Wooden shed. Oil tank. Log Store.

Garage: 3.51m x 5.74m (11'6" x 18'10") Double doors to front, side door to garden, work bench & power.

SERVICES: Mains water, drainage & electrics are connected. None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.

CENTRAL HEATING: Oil fired boiler to radiators.

DOUBLE GLAZING: Sealed unit double glazing in wooden frames.

COUNCIL TAX: Band D, £1,256.94 (2008/2009) payable to Peterborough City Council

DIRECTIONS: From Stamford take the A16 east through Tallington to West Deeping. Turn right at the crossroads and continue through the village towards Helpston. Take the left turn to Maxey, the property is on the right near the traffic calming island.

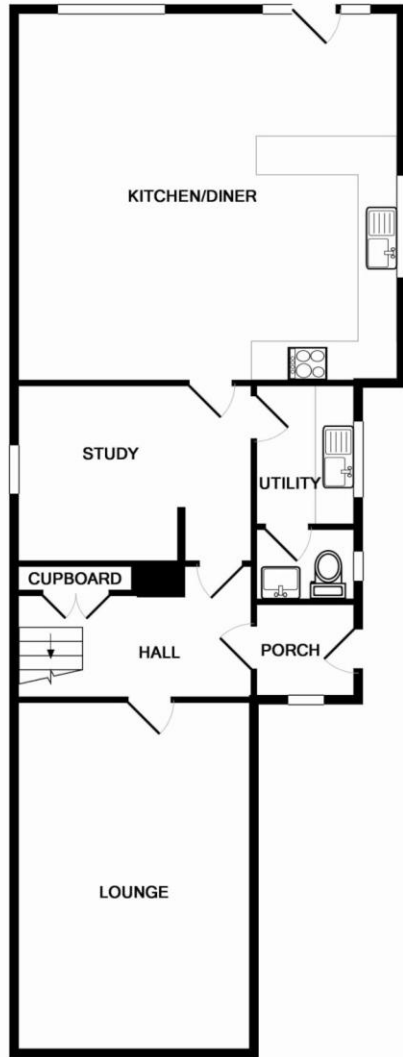
INSPECTION: Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

INTERESTED?: All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

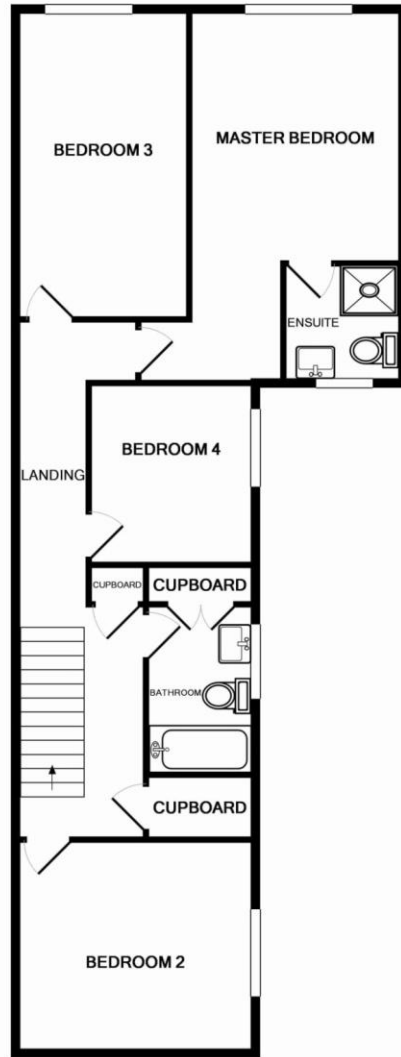
MORTGAGES: Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. 2484

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	56
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	45
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	