



Mahaddie Way, Warboys
£450,000 OIEO Freehold

**Sharman
Quinney**

Key Features



- Additional Downstairs Reception Room/ Home Office
- Spacious Dual Aspect Lounge
- Family Bathroom with Four-Piece Suite
- Single Garage And Driveway Providing Parking For Multiple Cars
- Built-In Wardrobes In ALL Bedrooms

Ground Floor

Entrance Hall
Leading to;

Family Room/ Home Office
Multifunctional room with bay window to front and window to side.

Lounge
Dual aspect windows with French Doors leading to the Garden and Bay window to front.

Kitchen/ Diner
Fitted with a matching range of base and eye-level units with upgraded Granite worktops and integral appliances. Windows to side and rear with French



Doors leading into the Garden.

Utility Room

Fitted with a matching range of base and eye-level units with window to side.

Cloakroom

Fitted with a two-piece suite and comprising of a wash hand basin and low-level-WC.

First Floor

Master Bedroom

Built-in wardrobes with window to side and leading to;

En-Suite

Fitted with a three-piece suite, and comprising of a double shower cubicle, wash hand basin, low-level-WC and window to side.

Bedroom 2

Built-in wardrobe with window to rear.

Bedroom 3

Built-in wardrobe with window to front and side.

Family Bathroom

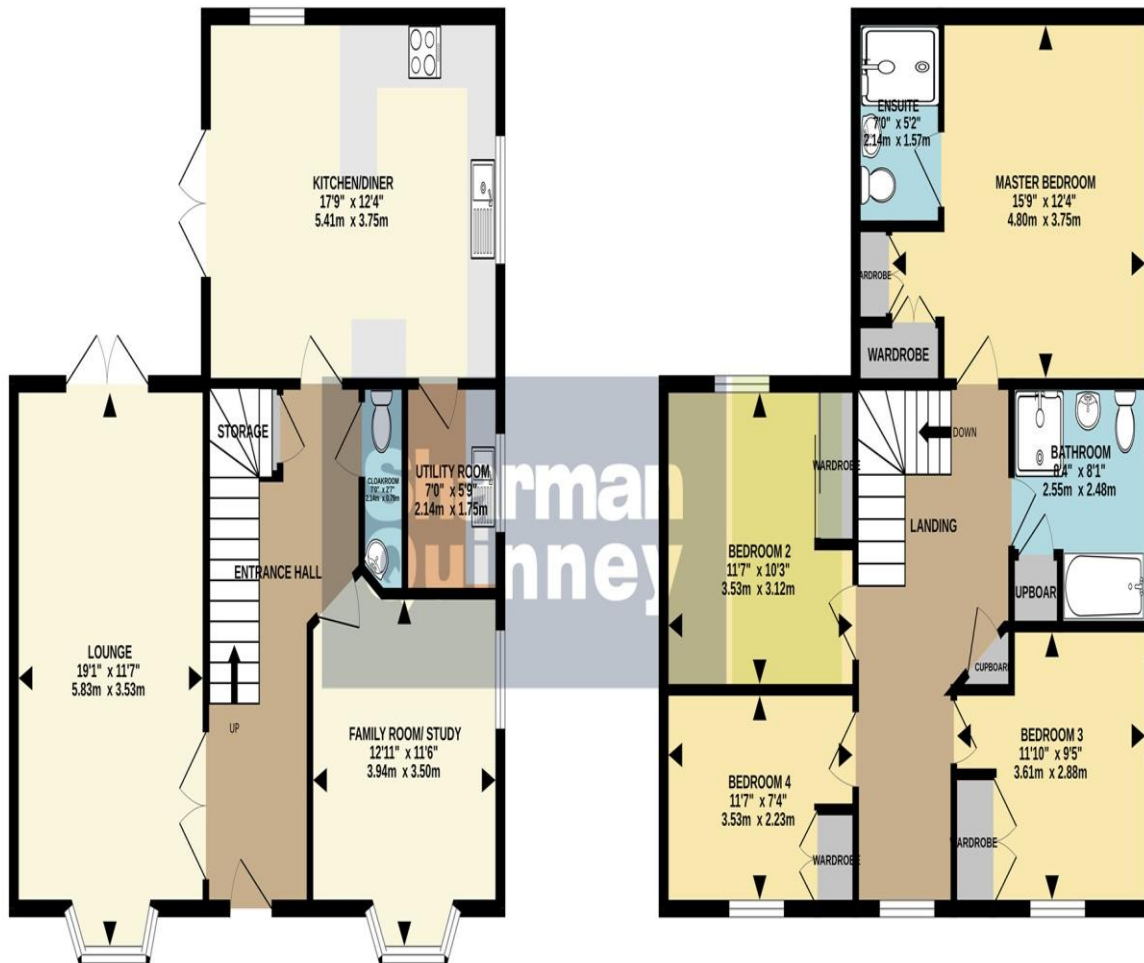
Fitted with a four-piece suite, and comprising of a shower cubicle, bath, wash hand basin, low-level-WC and window to side.

Bedroom 4



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR
734 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 1481 sq.ft. (137.6 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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Built-in wardrobe with window to front.

Outside

Boasting from a generous corner plot, the front of the property offers wrap around laid to lawn with a variety of mature shrubs, bushes and bedded plants.

The private rear enclosed garden offers a spacious seated patio area with laid lawn to rear. The rear gate provides access to the Garage and driveway which provides parking for multiple vehicles.

Garage

Up and over door to front and provides the benefit of power and lighting.

Agent Notes

The homeowners have advised us of an annual estate charge of £160.

To view this property call Sharman Quinney on:
01487 710345

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01487 710345

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 SCAN ME



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