

£425,000

51 Mahaddie Way, Warboys, PE28 2WE



To arrange a viewing call us now on 01480 388888

A modern detached family home in a popular village location. This wonderful property offers versatility with its two reception rooms, large kitchen/dining/family room, four bedrooms, an en suite shower room, family bathroom, and cloakroom, an enclosed rear garden, driveway, and detached single garage. Viewing comes highly recommended.

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51 Mahaddie Way, Warboys, PE28 2WE



A modern detached family home in a popular village location. This well-presented property offers versatility with its two reception rooms, large kitchen/dining/family room, utility room and cloakroom, four bedrooms, two with fitted wardrobes, an en suite shower, and family bathroom. Outside there is an enclosed rear garden, a driveway providing off-road parking for two vehicles, and a detached single garage. This property is a short distance from the village centre, local amenities, and the local primary school. Viewing comes highly recommended.

Bedroom 3
3.31m (10'10") x 3.25m (10'8") max

Bedroom 4
3.33m (10'11") x 3.07m (10'1")

Bathroom

Outside

To the front of the property planted gravelled borders, a driveway to the side providing tandem length parking leads to a detached single garage. The garage has an up-and-over door, with power and light connected. Gated access to the side.

Ground Floor

Entrance Hall

Cloakroom

Study

2.75m (9') x 2.73m (8'11") max

Lounge

4.57m (15') x 3.86m (12'8")

Kitchen/Dining/Family Room
8.63m (28'4") x 3.82m (12'6")

Utility Room

1.72m (5'8") x 1.67m (5'6")

First Floor

Landing

Bedroom 1

3.95m (13') x 3.80m (12'5")

En-suite Shower Room

Bedroom 2

3.95m (13') x 3.67m (12') max

To the rear of the property, is an enclosed garden which is private, laid mainly to lawn with paved patio seating and pathway, there is an outside tap, and external power points.

Further information:

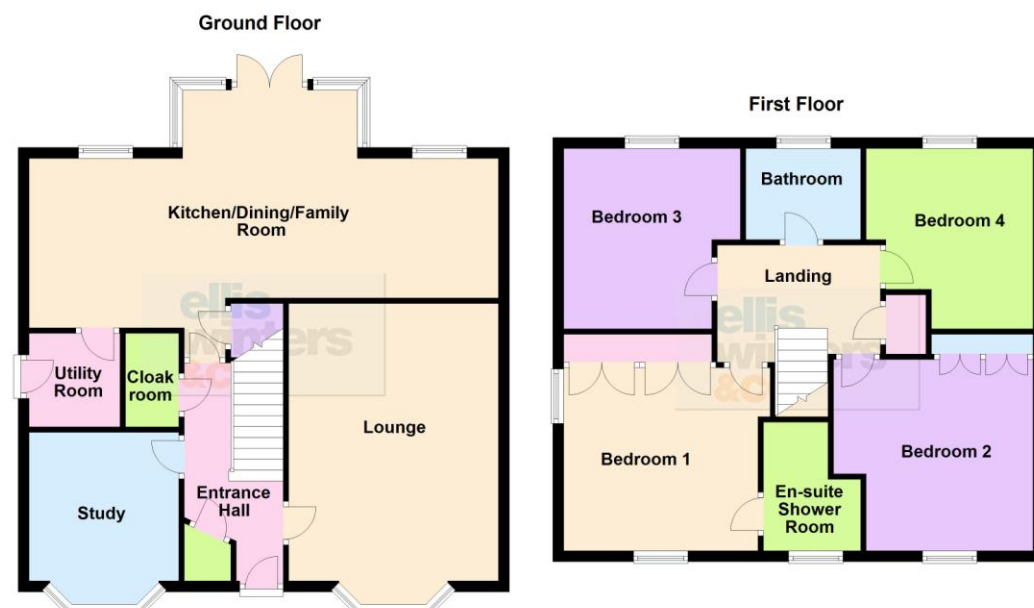
Tenure: Freehold

Council Tax Band: E

EPC Rating: B

Agents Note: the loft is partially boarded with a light connected.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



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