



 **OSPREY**  
PROPERTY

Offers Over £600,000 | Freehold  
Orchard Grove, Maxey PE6 9EY

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## Orchard Grove, Maxey PE6 9EY

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- Offered with No Forward Chain
  - Two En-Suites plus Family Bathroom
  - Open Plan Kitchen/Dining Area
  - Triple Aspect Lounge with Garden Access
  - Double Garage and Driveway
  - Peaceful Cul de Sac Location
  - Easy Access to Stamford and Peterborough
  - Village Location
  - Neutral Decoration
  - Four Double Bedrooms
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This beautifully presented four-bedroom detached home effortlessly combines contemporary living with the timeless appeal of rural life. Finished to a high standard and neutrally decorated throughout, the property offers a light, spacious feel with practical features to suit modern family life.

Situated within easy reach of transport hubs such as Stamford and Peterborough, the location provides the best of both worlds: peaceful countryside living with convenient access to London via direct rail links.

Step inside through the large, welcoming entrance hall. To the left, double doors open into a versatile snug or games room, while to the right, a generously sized lounge enjoys triple-aspect windows and French doors leading to the garden, filling the space with natural light.

At the heart of the home lies the open-plan kitchen, breakfast, and dining area – a superb space for family life and entertaining. Fitted with attractive wooden base and wall units offering ample storage, it is complemented by a separate utility room with external access for added convenience. A home office and a downstairs WC complete the ground floor accommodation.













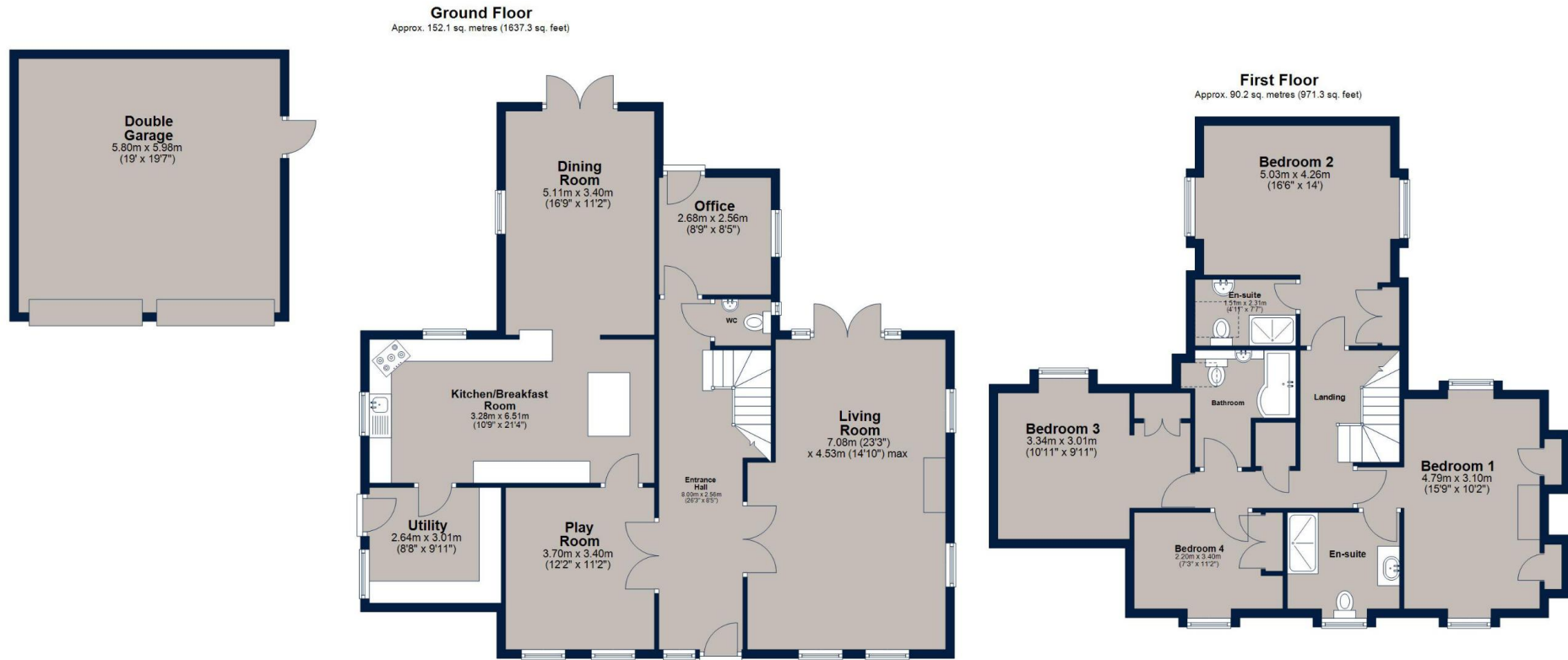




Upstairs, a central landing with built-in storage leads to four well-proportioned bedrooms. The principal and second bedrooms each benefit from modern en-suite shower rooms, while the remaining rooms are served by a spacious family bathroom featuring a bath with shower over. All bedrooms are equipped with generous built-in wardrobes.

Outside, the property boasts a good-sized rear garden with a lawned area and a patio – ideal for summer entertaining. A double garage and private driveway provide ample off-road parking for multiple vehicles.





Total area: approx. 242.3 sq. metres (2608.6 sq. feet)

## Key Information

Local Authority

Peterborough District Council

Council Tax

Band = F

Tenure

Freehold

EPC

Rating = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Osprey Oakham Sales**

4 Burley Road, Oakham

Rutland

LE15 6DH

T: **01572 756675**

**osprey-property.co.uk**



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