



Lilly Hall Road, Maltby



Guide Price £375,000 to £400,000

Marven occupies a **SIZEABLE** privately gated plot on Lilly Hall Road which is a highly regarded residential location in Maltby. It provides flexible split level accommodation with fabulous elevated far reaching Balcony views and with a lower floor level with its own Kitchenette and Shower Room which would be suitable for home workers, as a consulting room or for a dependent relative. First accommodation briefly comprises: Reception Hall with solid wood flooring, Lounge Dining Room with sliding doors to a stunning Balcony, stylish Breakfasting Kitchen with centre Island seating, CONSERVATORY with small decked BBQ patio, Two double Bedrooms and a modern fully wall tiled shower room. Stairs lead to the lower level which has two additional bedrooms, a Kitchenette, Shower Room, Laundry Room with ample under build storage. If you are looking for a **WOW FACTOR** simply step outdoors where you will find an extensive rear garden with a lengthy gated driveway to a **DETACHED GARAGE**. There is a large recently constructed wooden Patio seating area with a staircase with glass balustrade leading to an upper area which has its own inset Hot Tub and wooden built Steam Room to match. **VIEWING ADVISED**. EPC D



GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



Whilst every effort 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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ACCOMMODATION

- **Versatile and most Unique FOUR Bedroom Detached Family Home**
- **Highly regarded location with Schools Close by**
- **Large Privately Gated Plot with far reaching Balcony Views**
- **Amazing Wood built Patio Seating area with steps leading to an upper level with Hot Tub and Steam Room**
- **Lower Level could suit Dependent Relative or be used as a consulting room with its own Kitchenette**
- **VIEWING ADVISED**



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