

**OPENING HOURS**  
 Monday to Friday. 9.00am until 6.00pm  
 Saturday. 9.00am until 4.00pm  
 Sunday. Closed



**6 CHARIOTS WAY, BASTON  
 PE6 9PL**

**£500,000**

**FREEHOLD**



**briggs  
 residential**

17 Market Place  
 Market Deeping  
 PE6 8EA

**01778  
 349300**

Follow us on



**briggsresidential.co.uk**



Featuring a 24’ x 12’ kitchen/dining room, this greatly improved and much-loved detached family home is set on this exclusive development within Baston, which has excellent local amenities and schools. With an impressive lounge with media wall and display shelving, this home has a separate study, four double bedrooms to the first floor and a luxury bathroom. The property is approached via a large driveway which leads to a double garage which has been partly converted into an entertainment room, whilst the rear gardens are fully enclosed and provide a high degree of privacy. Just a short walk from Baston primary school, this home with oak internal doors is offered for sale in excellent decorative order and must be seen.

Front entrance door opening to

**HALLWAY**  
With radiator and stairs leading to first floor.

**CLOAKROOM**  
Comprising low flush WC and wash-hand basin.

**LOUNGE** 19’2 x 11’5 (5.84m x 3.48m)  
A most impressive room featuring wall-length media wall with contemporary fireplace, display shelving with lighting, radiator, window to front elevation, French doors opening to the rear garden and double doors leading through to the Kitchen/Dining Room.

**STUDY** 10’ x 7’2 (3.05m x 2.18m)  
With radiator and window to front elevation.

**KITCHEN/DINING ROOM** 24’ x 12’7 (7.32m x 3.84m)  
A most impressive light and airy room with three sets of French doors opening onto the rear garden, with a contemporary, quality kitchen with a range of built-in appliances, central island unit with breakfast bar, work surface, dining area, radiators and door leading to

**LANDING**  
With window to front elevation and built-in airing cupboard.

**BEDROOM ONE** 12’1 x 11’4 (3.68m x 3.45m)  
With radiator, feature panelled wall, a range of built-in quality wardrobes, window to rear elevation and door to

**EN-SUITE**  
Comprising shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to side elevation.

**BEDROOM TWO** 13’ x 11’3 (3.96m x 3.43m)  
With radiator and window to rear elevation.

**BEDROOM THREE** 12’1 x 9’3 (3.68m x 2.82m)  
With radiator and window to rear elevation.

**BEDROOM FOUR** 9’6 x 7’ (2.90m x 2.13m)  
With radiator and window to front elevation.

**BATHROOM**  
A large family bathroom with free-standing bath, shower cubicle, wash-hand basin, low flush WC, wall tiling, heated towel rail and window to front elevation.

**UTILITY ROOM** 7’10 x 6’3 (2.39m x 1.91m)  
With plumbing for washing machine, space for tumble dryer, base units, work surface, door to side and door to

**CLOAKROOM**  
Comprising low flush WC, wash-hand basin and radiator.

**ENTERTAINMENT ROOM** 18’2 x 10’10 (5.54m x 3.30m)  
Originally part of the garage, this excellent family room has a bar area, window to side elevation, electric wall heater, door leading to the rear garden and door to

**STORAGE AREA OF GARAGE**  
This area is 5’8 (1.73m) deep and ideal for storing bikes and lawnmowers.

**OUTSIDE**  
The rear garden is fully enclosed, providing a high degree of privacy and has a large patio area and lawned gardens.

EPC RATING: TBC COUNCIL TAX BAND: E (SKDC)

Awaiting Floorplan

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.