



17 Whattoff Way, BASTON PE6 9QS

£625,000



*** SOUGHT AFTER CUL-DE-SAC IN BASTON *** Positioned in a quiet cul-de-sac in the highly desirable village of Baston, this impressive five-bedroom detached home offers generous and versatile living space, ideally situated within easy reach of both Market Deeping and Bourne. A spacious and welcoming entrance hall leads to a range of well-designed ground floor rooms, including a study, family room, and snug. At the heart of the home is an expansive open-plan kitchen, dining, and living area - perfect for modern family life and entertaining. Practical touches include a utility room, boot room, and a downstairs cloakroom. Upstairs, the home features four well-proportioned double bedrooms, including a principal suite with its own dressing room and en-suite shower room, alongside a versatile fifth bedroom. A refitted family bathroom and a separate shower room complete the first-floor accommodation. Outside, the landscaped rear south facing garden backs onto open fields and enjoys a high degree of privacy, with dual side access leading to the front. A detached single garage and ample off-road parking complete this exceptional home. EPC Rating C / Council Tax Band F.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL

Stairs to first floor accommodation, with cupboard under. Radiator, coving to ceiling.

STUDY

9' 11" x 8' 6" (3.03m x 2.58m) (approx) Radiator, coving to ceiling. UPVC double glazed window to the front.

SNUG ROOM

10' 10" x 10' 7" (3.29m x 3.23m) (approx) Radiator, coving to ceiling. UPVC double glazed bay window to the rear.

FAMILY ROOM

24' 11" x 12' 8" (7.59m x 3.85m) (approx) Fireplace with inset gas fire, two radiators, inset spotlights, coving to ceiling. UPVC double glazed bay window to the front, UPVC sliding door to the rear.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Part tiled, inset spotlights, coving to ceiling, extractor fan, chrome heated towel rail.

KITCHEN

11' 9" x 10' 10" (3.58m x 3.29m) (approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer with stainless steel swan neck mixer tap over. Integrated dishwasher and fridge. Part tiled, LVT flooring, coving to ceiling, inset spotlights. Rangemaster cooker with extractor hood over and UPVC double glazed window to the rear.

DINING ROOM

10' 8" x 8' 1" (3.25m x 2.47m) (approx) Radiator, coving to ceiling, inset spotlights, LVT flooring. UPVC double glazed window to the rear.

LIVING ROOM

14' 4" max 10' 8" min x 16' 2" max 8' 11" min (4.36m max 3.25m min x 4.92m max 2.72 min) (approx) Two radiators, inset spotlights, LVT flooring. Two UPVC double glazed windows to the front.

UTILITY ROOM

Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with swan neck mixer tap over. Part tiled, radiator, coving to ceiling, inset spotlights, LVT flooring. Space and plumbing for washing machine and tumble dryer. UPVC double glazed door to the rear, window to the side.

BOOT ROOM

Inset spotlight, LVT flooring. Double fronted cupboard housing boiler.

GALLERIED LANDING

Coving to ceiling, radiator, airing cupboard, airing cupboard. UPVC double glazed window to the front.

PRINCIPLE BEDROOM

16' 7" x 14' 8" (5.06m x 4.48m) (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

DRESSING ROOM

7' 5" x 7' 5" (2.27m x 2.25m) (approx) UPVC double glazed window to the front. Coving to ceiling, loft access.

EN-SUITE

Fitted with a three piece suite comprising oversized walk in shower with rainfall head, vanity wash hand basin with tiled splashback and WC. Inset storage, inset spotlights, chrome heated towel rail. UPVC double glazed window to the front.

BEDROOM TWO

12' 5" x 11' 0" 3.79m x 3.35m (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

BEDROOM THREE

12' 8" x 11' 1" (3.85m x 3.39m) (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

BEDROOM FOUR

12' 8" x 11' 1" (3.85m x 3.37m) (approx) UPVC double glazed window to the front. Radiator, coving to ceiling.

BEDROOM FIVE

10' 2" x 7' 9" (3.09m x 2.36m) (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

BATHROOM

Fitted with a three piece suite comprising 'P' shape bath with shower over, vanity wash hand basin and WC. Fully tiled, chrome heated towel rail. UPVC double glazed window to the front.

SHOWER ROOM

Fitted with a three piece suite comprising walk in shower with rainfall shower head, vanity wash hand basin and WC. Fully tiled, chrome heated towel rail, inset spotlights. UPVC double glazed window to the front.

OUTSIDE

To the front, there is ample off road parking, with dual access to the garden, and a single detached garage.

To the rear, the landscaped garden is mainly laid to lawn with Indian sandstone patio seating options and graveled area. Part bordered by mature shrubbery.

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

