



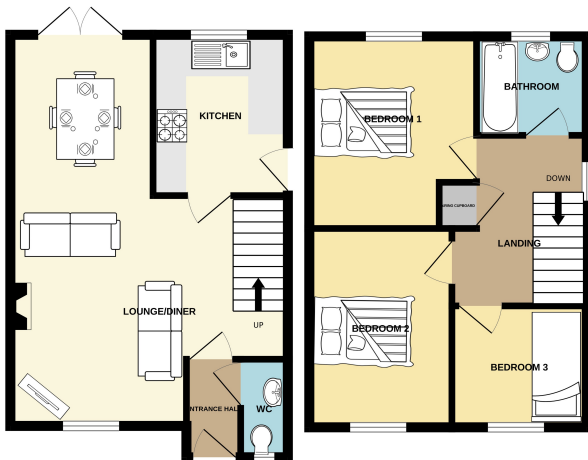
Rosedale
PROPERTY AGENTS

'Making your move easier'



8 Mercia Grove, Baston, Lincolnshire PE6 9PY

£265,000



***** VILLAGE LOCATION ***** This three bedroom semi-detached property is situated in the sought-after village of Baston. Briefly comprising entrance hall, downstairs cloakroom, lounge/diner with French doors, and separate kitchen with door into garden. Upstairs, there are three bedrooms and a modern family bathroom. Externally, there is a good size plot, with gated access to the front, a single garage and driveway providing off road parking. Call 01778 382300 to book your personal viewing. EPC Energy Rating D. Council Tax Band C.

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BASTON

The popular village of Baston nestles conveniently between the market towns of Market Deeping (3.8 miles) and Bourne (4.9 miles), with Peterborough and Stamford also readily accessible. The village benefits from excellent amenities including village store and Post Office, Church, Primary school, hairdressers, two public houses and several other businesses.

ENTRANCE HALL

UPVC door to front, laminate flooring, radiator and coving to ceiling.

CLOAKROOM

Fitted with two piece suite comprising of close coupled WC and wall mounted wash hand basin with tiled splash back. UPVC window to the front and radiator. Coving to ceiling.

LOUNGE/DINING ROOM

16' 3" max and including stairs x 13' 9" max (4.95m x 4.19m) (approx). UPVC window to the front and French Doors to the rear. Two radiators, coving to ceiling and TV point. Electric fire in surround and laminate flooring. Stairs to first floor.

KITCHEN

9' 5" x 7' 11" (2.87m x 2.41m) (approx). Fitted with range of matching base and wall units with worktop over, tiled splash backs and inset stainless steel sink and drainer. Four ring hob with oven under and hood over. Space and plumbing for washing machine and fridge freezer. UPVC door to the side and window to the rear. Radiator and coving to ceiling.

LANDING

UPVC window to side, airing cupboard, coving to ceiling and loft access.

BEDROOM ONE

11' 3" x 9' 5" (3.43m x 2.87m) (approx). UPVC window to the rear, coving to ceiling and radiator.

BEDROOM TWO

12' 2" x 8' 8" (3.71m x 2.64m) (approx). UPVC window to the front, coving to ceiling and radiator.

BEDROOM THREE

8' 8" x 7' 3" (2.64m x 2.21m) (approx). UPVC window to the front, coving to ceiling and radiator.

BATHROOM

Fitted with three piece suite comprising of dual flush close coupled WC, pedestal wash hand basin and panelled bath with shower over. UPVC window to the rear, fully tiled, spotlights and heated towel rail.

OUTSIDE

Graveled driveway leading to the garage. Path to the front door. Shrub borders.

Enclosed garden to the rear with fencing, patio, lawn and shrub borders. Outside tap and gated access to the front.

GARAGE

Up and over door to the front, window to the rear, power and light connected.

AGENTS 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.

