



**14 DENSHIRE COURT, BASTON
PE6 9QL**

£625,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

Situated within a small cul-de-sac in a superb location with a private westerly facing rear garden, this stunning five bedroom detached family home is set within one of the areas most sought after villages and offers generous size rooms throughout. Accommodation includes an impressive entrance hall, a good size kitchen family room, a large lounge which leads to the garden room and a most impressive dining room. To the first floor there are five double bedrooms two of which have en suites as well as a family bathroom. Perfect for the growing family this home has a large driveway which provides parking for many vehicles and leads to an integral double garage. Book your viewing today!

Upvc front entrance door opening to

RECEPTION HALL 15'8 x 8'5 (4.78m x 2.57m)

An impressive entrance hall with stairs to first floor, radiator and window to front aspect.

CLOAKROOM

Comprising low flush WC, wash hand basin and half panelled walls.

LOUNGE 22' x 11'9 (6.71m x 3.58m)

With a feature fireplace housing recessed cast iron woodburner, wall lighting, TV point, radiators, window to front aspect and double glazed sliding doors to

GARDEN ROOM 14'10 x 12' (4.52m x 3.65m)

Of brick and upvc construction, this room enjoys views over the westerly facing rear garden and has tiled floor, exposed brick wall, feature high ceiling with spotlighting, skylight windows and French doors opening onto the rear garden.

DINING ROOM 20'6 x 11'6 (6.25m x 3.51m)

Entered via double opening doors from the entrance hall this large room is ideal for entertaining and has a relaxing seating area, window to side aspect and French doors opening onto the rear garden.

KITCHEN FAMILY ROOM 19'10 x 13'9 (6.05m x 4.19m)

A most impressive light and airy room comprising quality wall and base units, Quartz work surface, two integrated ovens, gas hob and extractor above, large integrated fridge and dishwasher; central island unit comprising breakfast bar, family area, spotlighting, radiators, window to rear aspect, door to utility room and French doors opening onto the garden.

LANDING

With seating area, access to loft, radiator and window to front aspect.

MASTER BEDROOM 13'10 x 11'1 (4.22m x 3.37m)

With radiator, window to rear aspect and door to

DRESSING AREA 8'1 x 6'9 (2.46m x 2.06m)

With fitted wardrobes and shelving, radiator, window to side aspect and door to

EN SUITE

Comprising large shower cubicle, low flush WC, wash hand basin, half panelled walls, display shelving, radiator and window to side aspect.

BEDROOM TWO 13'7 x 11'4 (4.14m x 3.45m)

With radiator, window to rear aspect and door to

EN SUITE

Comprising double shower cubicle, wash hand basin and low flush WC.

BEDROOM THREE 13'10 x 11'9 (4.22m x 3.58m)

With radiator and window to rear aspect.

BEDROOM FOUR 12'8 x 11'8 (3.86m x 3.55m)

With radiator and window to front aspect.

BEDROOM FIVE 11'6 x 7'10 (3.51m x 2.39m)

With radiator and window to front aspect.

BATHROOM

A modern suite comprising a large bath, vanity wash hand basin, low flush WC, wall tiling, tiled floor, radiator and window to side aspect.

UTILITY ROOM 8' x 6' (2.44m x 1.83m)

With wall and base units, plumbing for washing machine and internal door to garage.

OUTSIDE

The large driveway provides ample parking and leads to an integral double garage. The good size westerly facing rear garden provides a high degree of privacy and is mainly laid to lawn with patio area and side access.

EPC RATING: C



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