



**briggs**  
residential

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**101 MAIN STREET  
BASTON PE6 9PB  
£265,000**

**FREEHOLD**



Offered for sale with no chain and set in the heart of one of the areas' most sought-after villages, this three bedroom detached family home requires a little updating and is priced to sell. Offering superb potential, this family home is just a short walk from local schools. Ask the Briggs Residential team to book your viewing today.

Visit our website: [www.briggsresidential.co.uk](http://www.briggsresidential.co.uk)

**OPENING HOURS**

Mon to Fri. 9.00am until 6.00pm   Sat. 9.00am until 4.00pm   Sun. Closed

Front entrance door opening to

#### **HALLWAY**

With radiator and stairs leading to first floor.

#### **LOUNGE** 15'6 x 12'4 (4.72m x 3.76m)

With radiator and window to front elevation.

#### **KITCHEN/DINING ROOM** 20'6 x 9' (6.25m x 2.74m)

With a range of wall and base units with built-in appliances, work surface, wall tiling, sink unit, dining area, radiators, two windows to rear elevation and door to

#### **UTILITY ROOM** 7'5 x 5'10 (2.26m x 1.78m)

With base units, space for tumble dryer, door to rear garden and door to

#### **CLOAKROOM**

Comprising low flush WC, wash-hand basin and window to side elevation.

#### **LANDING**

With window to side elevation.

#### **BEDROOM ONE** 15' x 11'9 (4.57m x 3.58m)

With radiator and window to front elevation.

#### **BEDROOM TWO** 11' x 10'10 (3.35m x 3.30m)

With radiator and window to rear elevation.

#### **BEDROOM THREE** 7'8 x 7'5 (2.34m x 2.26m)

With radiator and window to front elevation.

#### **BATHROOM**

Comprising panelled bath, wash-hand basin, low flush WC, radiator and window to rear elevation.

#### **OUTSIDE**

The property is set behind a dwarf stone wall and has a driveway which leads to a single garage.

The rear garden, which is fully enclosed, is mainly laid to lawn with patio area and paving.

EPC RATING: TBC

COUNCIL TAX BAND: C (SKDC)

Awaiting Floorplan