



# briggs residential

**34 MAYFIELD GARDENS  
BASTON PE6 9AX  
£175,000**

**FREEHOLD**



With generous size accommodation throughout and offered for sale with no chain, this bungalow for the over 55's is located in the sought after village of Baston with excellent local amenities and on this popular development which has it's own Club House for residents. With a private westerly facing rear garden, this home has a good size lounge, contemporary kitchen and large bedroom. Viewing is highly advised.

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

**17 Market Place   Market Deeping   PE6 8EA   Tel: 01778 349300**

**Opening Hours: Monday to Friday - 9.00am until 6.00pm  
Saturday - 9.00am until 4.00pm: Sunday—Closed**

Front entrance door opening to

### HALLWAY

With radiator.

### LOUNGE

19'5 x 10'2 (5.92m x 3.10m)

A spacious room with TV point, feature fireplace, radiator and French doors opening onto the rear garden.

### KITCHEN

10'8 x 8'8 (3.25m x 2.64m)

A modern kitchen comprising built in oven, gas hob and extractor hood, work surface, integrated fridge freezer, plumbing for washing machine, sink unit and window to front aspect.

### BEDROOM ONE

15'5 x 9'5 (4.70m x 2.87m)

A large bedroom with fitted wardrobes, radiator and window to rear aspect.

### BATHROOM

Comprising panelled bath with shower screen and shower above, low flush WC, wash hand basin, radiator and window to front aspect.

### OUTSIDE

The double width block paved driveway provides parking for two vehicles.

The private westerly facing rear garden has been designed for easy maintenance with patio area, paving, granite area, mature shrubs and rear access.

EPC RATING: B

COUNCIL TAX BAND: A (SKDC)

***AGENTS NOTE:** This freehold property has a maintenance charge of approximately £700 per year for the upkeep of the communal areas, lights and use of the Club House.*

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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