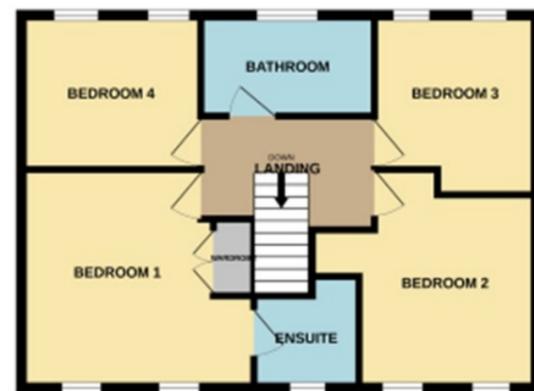
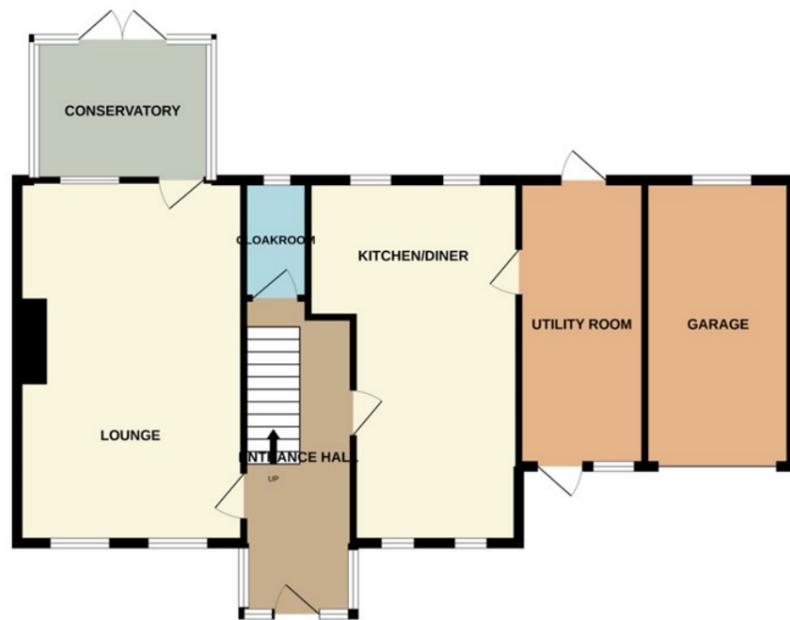




9 Cardyke Drive, Baston, Lincolnshire PE6 9PJ

£350,000



DETACHED FAMILY HOME-NO ONWARD CHAIN Rosedale are pleased to offer to the market this spacious property located in the popular village of Baston which is in the catchment area of Bourne Grammar School. This well presented family home has four good size bedrooms, main bedroom with an ensuite, Family bathroom and views over Langtoft Fen. Downstairs there is a dual aspect lounge and kitchen/diner, cloakroom and utility room. Outside there is what can only be described as a real gardeners garden, with plenty of bee friendly shrubs, seating area, and lawn. With field views and mature trees, this lovely home offers great value for money. Viewing is highly recommended. EPC Rating D/ Council Tax D.

ENTRANCE HALLWAY

Two UPVC double glazed windows to side aspect, tiled floor, stairs to first floor landing, radiator.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising low level WC, wash hand basin, UPVC double glazed window to rear aspect, tiled floor.

LOUNGE

21' 4" x 12' 8" (6.50m x 3.86m) (approx.) Two UPVC double glazed windows to front aspect, wood burner, wood flooring, radiator, patio doors to:

CONSERVATORY

9' 10" x 7' 10" (3.00m x 2.39m) (approx.) UPVC double glazed windows, tiled floor, UPVC double glazed French doors to rear garden.

KITCHEN/BREAKFAST ROOM

21' 5" x 11' 11" (6.53m x 3.63m) (approx.) Fitted with a range of base, drawer and wall mounted units, sink with mixer tap over, integrated dishwasher, eye level double oven, induction hob with extractor fan over, integrated microwave, integrated double fridge/freezer, tiled floor, two UPVC double glazed window to rear aspect, radiator.

UTILITY ROOM

16' 0" x 7' 2" (4.88m x 2.18m) (approx.) Door to front garden, UPVC double glazed window to front aspect, tiled floor, UPVC double glazed door to rear garden, plumbing for washing machine.

LANDING

Loft access.

BEDROOM ONE

12' 8" x 10' 6" (3.86m x 3.20m) (approx.) Two UPVC double glazed windows to front aspect, wardrobe.

ENSUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level WC, radiator, UPVC double glazed window to front aspect.

BEDROOM TWO

12' 0" x 12' 10" (3.66m x 3.91m) (approx.) Two UPVC double glazed windows to rear aspect, radiator.

BEDROOM THREE

10' 8" x 8' 10" (3.25m x 2.69m) (approx.) Two UPVC double glazed windows to rear aspect, radiator.

BEDROOM FOUR

10' 8" x 8' 10" (3.25m x 2.69m) (approx.) Two UPVC double glazed windows to rear aspect, radiator.

BATHROOM

Fitted with a four piece suite shower cubicle, bath, wash hand basin, low level WC, part tiled, radiator, UPVC double glazed window to rear aspect.

OUTSIDE

Front: Off road parking for several vehicles leading to a single garage.

Rear: Mature garden which is mainly laid to lawn, seating area and is stocked with flowers and shrubs.

SINGLE GARAGE

With up and over door, loft space, light and power connected.

AGENT NOTE

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

