



briggs residential

**35 MAYFIELD GARDENS
BASTON PE6 9AX
£279,000 FREEHOLD**



Situated on this small, exclusive development for the over 55s, this impressive, detached bungalow has been greatly improved by the present Vendors including a kitchen installed in November 2024 which leads through to the south-facing conservatory. Recently redecorated, this bungalow has two double bedrooms and is set on a corner plot with a lounge overlooking a green. The property also has its own driveway to the right-hand side. This popular development has its own clubhouse purely for its own residents.

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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**

Entrance door opening to

HALLWAY

With radiator and two built-in cupboards, one housing gas-fired central heating boiler.

LOUNGE 14'9 x 10'5 (4.50m x 3.18m)

With feature fireplace, radiator, TV point, window to side elevation overlooking a green and French doors leading onto the south-facing rear garden.

KITCHEN 14'10 x 12' (4.52m x 3.66m)

Installed in November 2024, a contemporary quality kitchen with built-in double oven with gas hob and extractor hood above, space for water softener, dishwasher, integrated fridge, corner carousel unit, pantry, sink unit, plumbing for washing machine, work surface, splash-back, dining area, window to front elevation and patio doors opening to

CONSERVATORY 9'10 x 9'5 (3.00m x 2.87m)

A brick and UPVC conservatory with tiled flooring, radiator and French doors opening onto the rear garden.

BEDROOM ONE 11'6 x 8'3 (3.51m x 2.51m)

With built-in wall-length wardrobes including built-in dressing area, radiator and window to front elevation.

BEDROOM TWO 9'10 x 9' (3.00m x 2.74m)

Presently used as a dining room, this room has radiator and window to side elevation.

BATHROOM

Comprising walk-in double shower cubicle, wash-hand basin, low flush WC, wall tiling, radiator and window to rear elevation.

OUTSIDE

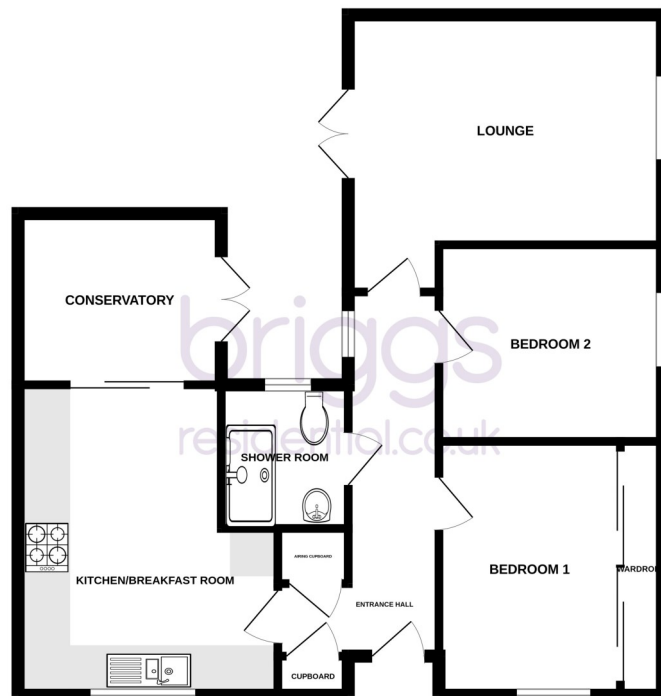
The property has a driveway to the side and further hardstanding to the front.

The rear south-facing garden is fully enclosed by fencing and mainly laid to a shaped lawn with flower borders and further side slabbed area providing space for a timber shed.

EPC RATING: B

COUNCIL TAX BAND: B (SKDC)

GROUND FLOOR



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