

**OPENING HOURS**  
**Monday to Friday.** 9.00am until 6.00pm  
**Saturday.** 9.00am until 4.00pm  
**Sunday.** Closed



**4 CARDYKE DRIVE, BASTON  
 PE6 9PJ**

**£385,000**

**FREEHOLD**



**briggs  
 residential**

17 Market Place  
 Market Deeping  
 PE6 8EA

**01778  
 349300**

Follow us on



**briggsresidential.co.uk**



Situated within a small cul-de-sac in one of the areas’ most sought-after villages, this large detached family home is offered for sale in good decorative order throughout. With four DOUBLE bedrooms to the first floor, this home also benefits from having large ground floor accommodation including an impressive lounge with contemporary fireplace and media wall. There is also has a fully enclosed garden to the rear and ample parking that leads to a double garage. With excellent nearby schooling, viewing of this home is highly advised to appreciate the superb accommodation available.

Entrance door opening to

HALLWAY

An impressive entrance to this home with radiator and stairs leading to first floor.

CLOAKROOM

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

LOUNGE 21’6 x 12’8 (6.55m x 3.86m)

A good size lounge with a feature contemporary fireplace with media wall above, radiator, two windows to front elevation and French doors opening to rear garden.

KITCHEN/DINING ROOM 21’6 x 12’ max (6.55m x 3.66m max)

An open-plan kitchen/dining room with a range of ample wall and base units with built-in appliances, work surface, wall tiling, dining area, two windows to front elevation, radiator and door to side.

LANDING

BEDROOM ONE 12’8 x 10’10 (3.86m x 3.30m)

With radiator, two windows to front elevation and door to

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to front elevation.

BEDROOM TWO 12’8 x 9’3 (3.86m x 2.82m)

With built-in wardrobe, radiator and two windows to front elevation.

BEDROOM THREE 9’9 x 8’7 (2.97m x 2.62m)

With radiator and window to rear elevation.

BEDROOM FOUR 9’ x 8’7 (2.74m x 2.62m)

With radiator and window to rear elevation.

BATHROOM

Four-piece suite comprising panelled bath, double shower cubicle, wash-hand basin with cupboard below, low flush WC, wall tiling, radiator and window to rear elevation.

OUTSIDE

Set on a corner plot, this property has a good size lawned garden and has a long driveway which provides parking for several vehicles leading to a double garage.

The rear garden is of a good size and provides a high degree of privacy. The garden is mainly laid to lawn with patio area, paving and there is a further lawned garden to the side.

EPC RATING: D

COUNCIL TAX BAND: D (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.