


**17 Whattoff Way, Baston PE6 9QS**
**£650,000**


\*\*\* CUL-DE-SAC \*\*\* Located in the highly sought after village of Baston, this impressive five bedroom detached home offers generous and versatile accommodation, perfectly positioned within easy reach of Market Deeping and Bourne. Boasting a spacious and welcoming entrance hall, the ground floor features a study, family room, snug, and an expansive open-plan kitchen/dining/living area, ideal for modern family life and entertaining. Additional conveniences include a utility room, boot room, and downstairs cloakroom. Upstairs, there are four well-proportioned double bedrooms, with an en-suite and dressing room to the principal bedroom, and a good-sized fifth bedroom. Completing the upstairs accommodation is a stylish refitted family bathroom, and an additional shower room. Externally, the landscaped rear garden enjoys open field views and benefits from dual side access to the front, a detached single garage, and ample off-road parking. EPC Energy Rating C / Council Tax Band F.

**UPVC DOUBLE GLAZED DOOR TO:**

**ENTRANCE HALL**

Stairs to first floor accommodation, with cupboard under. Radiator, coving to ceiling.

**STUDY**

9' 11" x 8' 6" (3.03m x 2.58m) (approx) Radiator, coving to ceiling. UPVC double glazed window to the front.

**SNUG ROOM**

10' 10" x 10' 7" (3.29m x 3.23m) (approx) Radiator, coving to ceiling. UPVC double glazed bay window to the rear.

**FAMILY ROOM**

24' 11" x 12' 8" (7.59m x 3.85m) (approx) Fireplace with inset gas fire, two radiators, inset spotlights, coving to ceiling. UPVC double glazed bay window to the front, UPVC sliding door to the rear.

**CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin and WC. Part tiled, inset spotlights, coving to ceiling, extractor fan, chrome heated towel rail.

**KITCHEN**

11' 9" x 10' 10" (3.58m x 3.29m) (approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer with stainless steel swan neck mixer tap over. Integrated dishwasher and fridge. Part tiled, LVT flooring, coving to ceiling, inset spotlights. Rangemaster cooker with extractor hood over and UPVC double glazed window to the rear.

**DINING ROOM**

10' 8" x 8' 1" (3.25m x 2.47m) (approx) Radiator, coving to ceiling, inset spotlights, LVT flooring. UPVC double glazed window to the rear.

**LIVING ROOM**

14' 4" max 10' 8" min x 16' 2" max 8' 11" min (4.36m max 3.25m min x 4.92m max 2.72 min) (approx) Two radiators, inset spotlights, LVT flooring. Two UPVC double glazed windows to the front.

**UTILITY ROOM**

Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with swan neck mixer tap over. Part tiled, radiator, coving to ceiling, inset spotlights, LVT flooring. Space and plumbing for washing machine and tumble dryer. UPVC double glazed door to the rear, window to the side.

**BOOT ROOM**

Inset spotlights, LVT flooring. Double fronted cupboard housing boiler.

**GALLERIED LANDING**

Coving to ceiling, radiator, airing cupboard, airing cupboard. UPVC double glazed window to the front.

**PRINCIPLE BEDROOM**

16' 7" x 14' 8" (5.06m x 4.48m) (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

**DRESSING ROOM**

7' 5" x 7' 5" (2.27m x 2.25m) (approx) UPVC double glazed window to the front. Coving to ceiling, loft access.

**EN-SUITE**

Fitted with a three piece suite comprising oversized walk in shower with rainfall head, vanity wash hand basin with tiled splashback and WC. Inset storage, inset spotlights, chrome heated towel rail. UPVC double glazed window to the front.

**BEDROOM TWO**

12' 5" x 11' 0" 3.79m x 3.35m (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

**BEDROOM THREE**

12' 8" x 11' 1" (3.85m x 3.39m) (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

**BEDROOM FOUR**

12' 8" x 11' 1" (3.85m x 3.37m) (approx) UPVC double glazed window to the front. Radiator, coving to ceiling.

**BEDROOM FIVE**

10' 2" x 7' 9" (3.09m x 2.36m) (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

**BATHROOM**

Fitted with a three piece suite comprising 'P' shape bath with shower over, vanity wash hand basin and WC. Fully tiled, chrome heated towel rail. UPVC double glazed window to the front.

**SHOWER ROOM**

Fitted with a three piece suite comprising walk in shower with rainfall shower head, vanity wash hand basin and WC. Fully tiled, chrome heated towel rail, inset spotlights. UPVC double glazed window to the front.

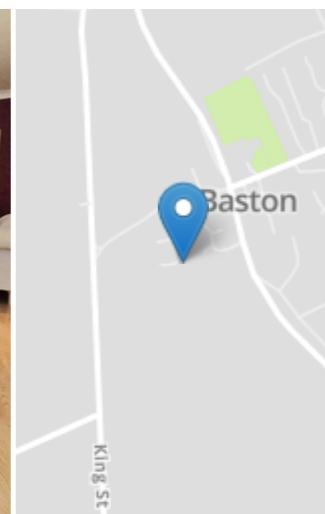
**OUTSIDE**

To the front, there is ample off road parking, with dual access to the garden, and a single detached garage.

To the rear, the landscaped garden is mainly laid to lawn with Indian sandstone patio seating options and graveled area. Part bordered by mature shrubbery.

**AGENT NOTE:**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
	70	78