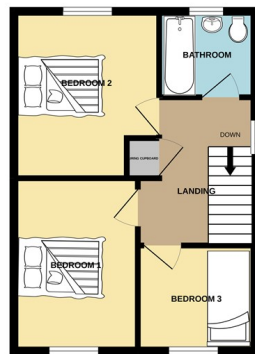
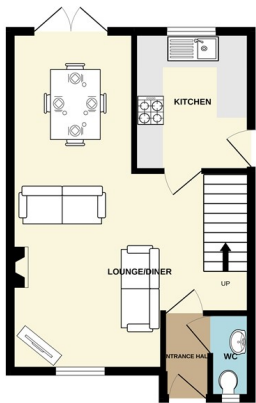




**8 Mercia Grove, Baston, Peterborough, Lincolnshire PE6 9PY**

**£230,000**



\*\*\* NO ONWARD CHAIN \*\*\* "set in the village of Baston this three bedroom semi detached house makes an ideal First Time Buy. With gardens front and rear plus garage and driveway to the side, the home offers a good degree of outside space. Internally an open plan lounge diner offers spacious accommodation to the ground floor which also has a separate WC. There are three bedrooms and family bathroom to the first floor. EPC energy rating - D."

**ENTRANCE HALL**

UPVC door to front, laminate flooring and radiator.

**CLOAKROOM**

Fitted with two piece suite comprising of close coupled WC and wall mounted wash hand basin with tiled splash back. UPVC window to the front and radiator.

**LOUNGE/DINING ROOM**

16' 3" max and including stairs x 13' 9" max (4.95m x 4.19m) (approx). UPVC window to the front and French Doors to the rear. Two radiators. TV point. electric fire in surround and laminate flooring. Stairs to first floor.

**KITCHEN**

9' 5" x 7' 11" (2.87m x 2.41m) (approx). Fitted with range of matching base and wall units with worktop, tiled splash backs and inset stainless steel sink and drainer. Four ring hob with oven under and hood over. Space and plumbing for washing machine and fridge freezer. UPVC door to the side and window to the rear. Radiator.

**LANDING**

UPVC window to side, airing cupboard and loft hatch.

**BEDROOM ONE**

12' 2" x 8' 8" (3.71m x 2.64m) (approx). UPVC window to the front and radiator.

**BEDROOM TWO**

11' 3" x 9' 5" (3.43m x 2.87m) (approx). UPVC window to the rear and radiator.

**BEDROOM THREE**

8' 8" x 7' 3" (2.64m x 2.21m) (approx). UPVC window to the front and radiator.

**BATHROOM**

Fitted with three piece suite comprising of dual flush close coupled WC, pedestal wash hand basin and paneled bath with shower over. UPVC window to the rear, tiled walls, heated towel rail and tiled flooring.

**OUTSIDE**

Graveled driveway leading to the garage to the front and shrub borders. Path to the front door.

Enclosed garden to the rear with fencing, patio, lawn and shrub borders. Outside tap and gated access to the front.

**GARAGE**

UP and over door to the front, window to the rear, power and light connected.

**AGENTS 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.

