



12 Chariots Way, BASTON, Lincolnshire PE6 9PL

£500,000



\*\*\* DETACHED FAMILY HOME \*\*\* Tucked away in a private enclave of just five exclusive residences, can be found this beautifully presented detached home. Set back from the road, the property enjoys a peaceful setting while being ideally located within the highly desirable village of Baston. Briefly comprising entrance hall, leading to a convenient downstairs cloakroom. The spacious lounge is complemented by a formal dining room and a bright conservatory overlooking the garden. The recently refitted kitchen/breakfast room is a true heart of the home, with an adjoining utility room. Upstairs, there are five generously sized bedrooms, including a superb principal suite with its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms. Outside, the property benefits from a double garage and a large, well-maintained garden, offering ample space for outdoor living. EPC Energy Rating C / Council Tax Band E.

**ENTRANCE HALL**

Stairs to first floor accommodation, radiator, dado rail and coving to ceiling.

**DOWNSTAIRS CLOAKROOM**

Fitted with a two piece suite comprising vanity wash hand basin and low level WC. Partly tiled, radiator, tiled flooring, coving to ceiling and round window to front.

**LOUNGE**

5.42m x 3.62m (17' 9" x 11' 11") (Approx) Fireplace, window to front, dado rail, radiator and coving to ceiling.

French doors into:

**DINING ROOM**

3.62m x 2.97m (11' 11" x 9' 9") (Approx) Radiator, coving to ceiling and dado rail.

Sliding doors into:

**CONSERVATORY**

3.69m x 3.11m (12' 1" x 10' 2") (Approx) Brick and UPVC construction, electric heater, tiled flooring, ceiling fan and French doors to garden.

**KITCHEN / BREAKFAST ROOM**

5.09m x 2.97m (16' 8" x 9' 9") (Approx) Fitted with a range of eye level and base units with worktops over, and breakfast bar. Double eye level oven, gas hob with extractor hood over. Sink with 1/2 bowl and drainer with swan neck mixer tap over. Spotlights and coving to ceiling. Two windows to rear and modern radiator. Integrated dishwasher and fridge/freezer.

**UTILITY ROOM**

3.16m x 2.52m (10' 4" x 8' 3") (Approx) Fitted with a range of eye level and base units with worktops over. Space and plumbing for washing machine and tumble dryer. Sink with drainer and swan neck mixer tap over. Integrated freezer. Wall mounted boiler, radiator, window to rear and coving to ceiling.

Side door into garden.

**LANDING**

Loft access, coving to ceiling, radiator and airing cupboard.

**PRINCIPAL BEDROOM**

5.26m x 3.63m (17' 3" x 11' 11") (Approx) Window to front. Radiator, and coving to ceiling.

**EN-SUITE**

Fitted with a three piece suite comprising floating vanity wash hand basin, low level WC and tiled shower cubicle. Coving to ceiling, partly tiled, modern radiator, tiled flooring, extractor fan and window to front.

**BEDROOM TWO**

3.64m x 3.23m (11' 11" x 10' 7") (Approx) Window to rear, radiator and coving to ceiling.

**BEDROOM THREE**

3.67m x 2.62m (12' 0" x 8' 7") (Approx) Window to front. Built-in double fronted wardrobe, coving to ceiling, radiator.

**BEDROOM FOUR**

7.17m x 2.68m (23' 6" x 8' 10") (Approx) Windows to front and rear, two radiators, loft access and coving to ceiling.

**BEDROOM FIVE**

2.61m x 2.38m (8' 7" x 7' 10") (Approx) Window to rear, radiator and coving to ceiling.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over and glass screen, pedestal wash hand basin and low level WC. Fully tiled, coving to ceiling, heated towel rail, extractor fan, and window to rear.

**DOUBLE GARAGE**

Two up and over doors, light and power connected.

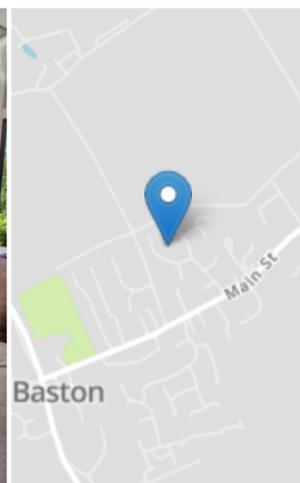
**OUTSIDE**

To the front, the property features an attractive block paved driveway offering ample parking and leading to the double garages. The front garden is laid to lawn and complemented by mature hedging and established shrub borders, creating a welcoming approach.

To the rear, the generous garden is predominantly laid to lawn, with well-planned patio areas that provide versatile seating and entertaining spaces. Mature hedging, shrubbery, and thoughtfully chosen planting add colour and privacy, while the plot is enclosed by a combination of brick walling and timber fencing.

**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>        | 73      | 75        |

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.