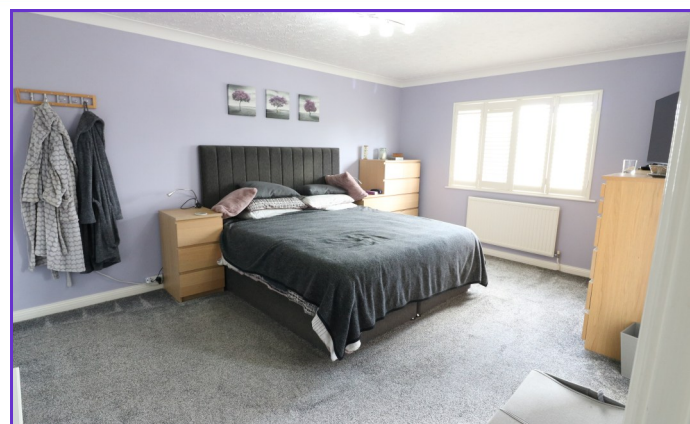


OPENING HOURS
Monday to Friday. 9.00am until 6.00pm
Saturday. 9.00am until 4.00pm
Sunday. Closed



**7 HADRIAN DRIVE, BASTON
PE6 9PP**

£475,000

FREEHOLD



**briggs
residential**

17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

Follow us on



briggsresidential.co.uk

Featuring a 29’ recently upgraded kitchen/dining/family room and a good sized westerly facing enclosed rear garden, this well-kept four bedroom detached family home is situated in one of the area’s most sought after villages with excellent amenities and local schools. The lounge, with its log burner, has double opening doors that lead through to the family area, whilst to the first floor, the 16’ master bedroom has built-in wardrobes and an en-suite. The property is approached via a double width gravel driveway which leads to an oversized double garage. This property is in a superb location, so book your viewing today.

Entrance door opening to

HALLWAY

With stairs leading to first floor with built-in cupboards below and radiator.

CLOAKROOM

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

LOUNGE 17’3 x 11’5 (5.26m x 3.48m)

With recessed log burner with exposed beam above, radiator, window to front elevation and double opening doors leading through to the family area.

KITCHEN/DINING/FAMILY ROOM 29’ x 9’4 (8.84m x 2.84m)

A most impressive light and airy room with a recently upgraded kitchen with a range of ample wall and base units, built-in double oven with gas hob and extractor above, integrated microwave, plumbing for dishwasher, space for large fridge/freezer, work surface, contemporary wall tiling, window to rear elevation, dining area with French doors opening onto the rear garden, plus family area with further French doors opening onto the rear garden, contemporary radiator and door leading to

LANDING

With built-in airing cupboard and access to loft.

BEDROOM ONE 16’ x 11’6 (4.88m x 3.51m)

A large master bedroom with radiator, window to front elevation and door to

EN-SUITE

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

BEDROOM TWO 11’1 x 8’9 (3.38m x 2.67m)

With built-in wardrobe, radiator and window to rear elevation.

BEDROOM THREE 12’3 x 8’ (3.73m x 2.44m)

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

BEDROOM FOUR 8’1 x 7’2 (2.46m x 2.18m)

With radiator and window to rear elevation.

BATHROOM

Comprising panelled bath, wash-hand basin with cupboard below, low flush WC, heated towel rail, wall tiling and window to rear elevation.

UTILITY ROOM 8’ x 7’2 (2.44m x 2.18m)

With plumbing for washing machine, central heating boiler, internal door to garage, work surface, range of base units, window to rear elevation and side external door.

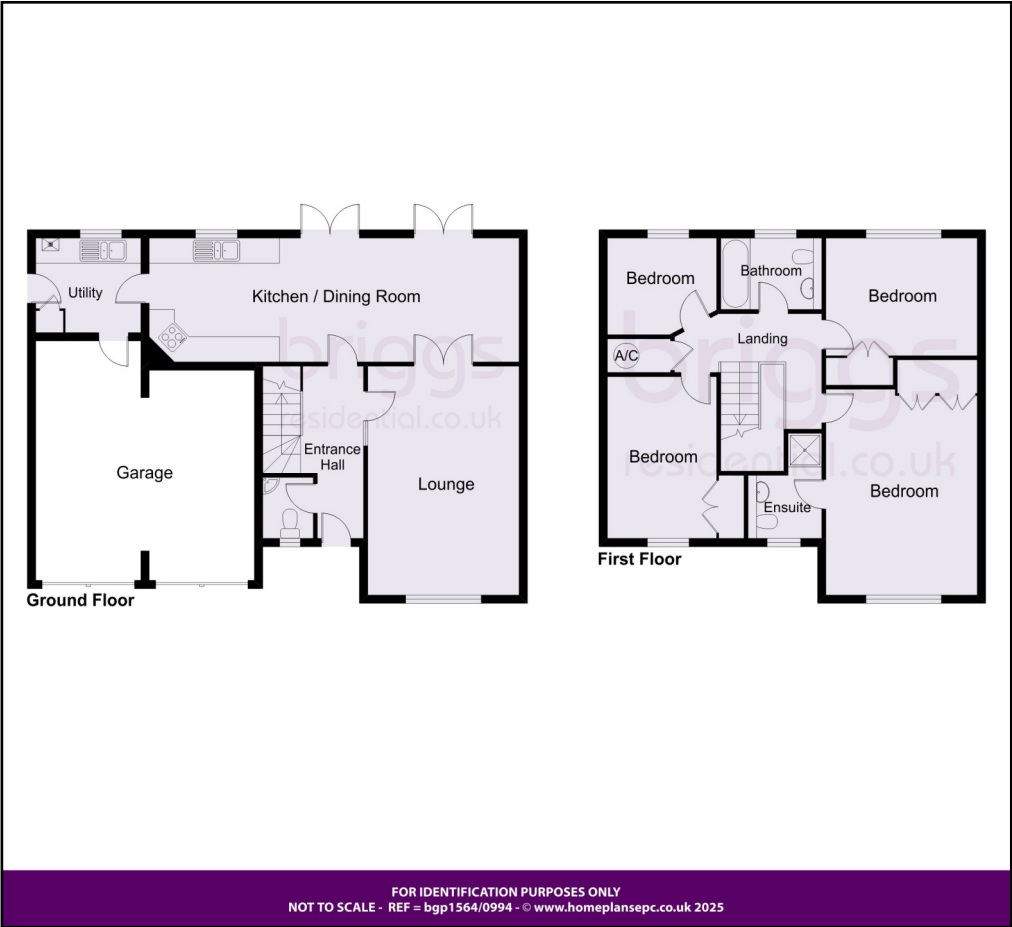
OUTSIDE

The property is approached via a large gravel driveway which provides parking for several vehicles and leads to an oversized garage with two electric roller doors with power, lighting, loft storage and internal door to Utility Room.

The rear westerly facing garden, which is fully enclosed by fencing, has a large patio area ideal for entertaining, well kept lawns with mature flower borders, shrubs and space for timber shed to the side.

EPC RATING: D

COUNCIL TAX BAND: E (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.