



**4 PADMORE PLACE, BASTON PE6 9RN**  
**GUIDE PRICE £600,000- £650,000**

**FREEHOLD**



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

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349300**

**G**UIDE PRICE £600,000—£650,000. Representing excellent value for money and situated within a small private cul-de-sac of just four quality individual homes, this impressive detached family home offers superb accommodation as well as a private westerly facing rear garden. Entered via a double height hallway with feature window, this home boasts a 29' living room whilst there is a 31' kitchen family room with open access to the garden room. To the first floor there is a galleried landing and four double bedrooms two with en suite. With a gated driveway to the side providing parking for many vehicles plus an oversized double garage, this home is offered for sale with no chain and is tucked away in the centre of the village which has excellent schooling and amenities. Book your viewing today!

Oak front entrance door with windows either side and above opening to

**RECEPTION HALL** 16' x 8'1 (4.88m x 2.46m)

This impressive double height entrance hall has radiator and stairs to first floor with galleried landing above.

**CLOAKROOM**

Comprising low flush WC, wash hand basin and radiator.

**LIVING ROOM** 29'6 x 13'5 (8.99m x 4.09m)

A magnificent room with feature fireplace, radiators, living area to the rear with feature high vaulted ceiling and skylight windows, window to front aspect and French doors opening onto the rear garden.

**STUDY** 8'1 x 7'7 (2.46m x 2.31m)

With radiator and window to front aspect.

**KITCHEN FAMILY ROOM** 31' x 13'9 max (9.45m x 4.19m)

This stunning room comprises quality wall and base units incorporating integrated appliances including oven with warming drawer beneath, microwave oven, gas hob with extractor hood above, dishwasher, fridge and freezer; central island unit with breakfast bar, work surface, tiled floor, radiator, dining area, living area with radiator and open access to

**GARDEN ROOM** 16'10 x 9' (5.13m x 2.74m)

Of stone and upvc construction, this light and airy room has tiled floor, enjoys views over the rear garden and French doors opening onto the patio.

**GALLERIED LANDING**

With feature window to front aspect.

**MASTER BEDROOM** 17'1 x 13'4 (5.21m x 4.06m)

With radiator, window to rear aspect and open access to

**DRESSING ROOM**

With two fitted wardrobes and access to

**MASTER EN SUITE**

This large en suite comprises shower cubicle, low flush WC, wash hand basin, wall tiled, tiled floor, heated towel rail and window to front aspect.

**BEDROOM TWO** 12'5 x 11'2 (3.78m x 3.40m)

With radiator, window to rear aspect and door to

**EN SUITE**

Comprising shower cubicle, wash hand basin, low flush WC, heated towel rail and window to side aspect.

**BEDROOM THREE** 12'11 x 8'11 (3.94m x 2.72m)

With radiator and window to rear aspect.

**BEDROOM FOUR** 9'11 x 9'11 (3.02m x 3.02m)

With radiator and window to rear aspect.

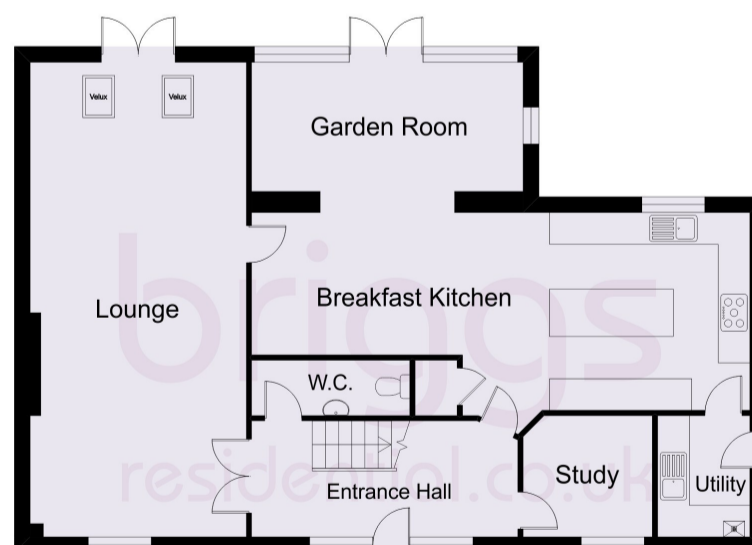
**BATHROOM**

Comprising panelled bath, low flush WC, wash hand basin, radiator, wall tiling and window to rear aspect.

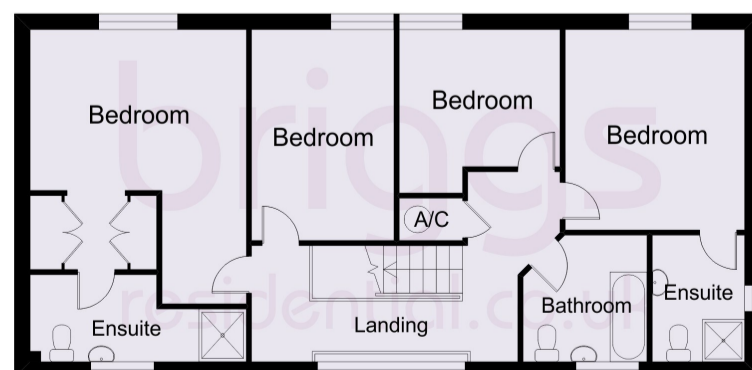
**OUTSIDE**

Approached via a farmhouse style gate which leads to a large driveway providing parking for many vehicles and which leads to the stone and timber oversized double garage with two up and over doors. The superb westerly facing rear gardens provide a high degree of privacy and are mainly laid to lawn with patio and barked play area.

EPC RATING: B



Ground Floor



First Floor

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