



GROUND FLOOR

1ST FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current. Made with Metropix ©2024

**15b Greatford Road, Baston PE6 9NR**

**£535,000**



\*\*\* VILLAGE LOCATION \*\*\* With field views to the front, this detached non-estate family home is situated on a generous plot with ample parking for several vehicles, and has the benefit of a good sized rear garden. Formerly four bedrooms, the current owners created a large main bedroom by combining two of the bedrooms making this a three bedroom home with en-suite. This could be converted back for those requiring four bedrooms. There are three reception rooms downstairs with Lounge, Dining Room and good sized study / bedroom four, which could equally be utilised an additional lounge / snug. Kitchen, separate utility room and ground floor WC complete the accommodation. EPC energy rating currently unavailable, Council Tax Band E.



### ENTRANCE HALL

UPVC double glazed entrance door to the front, and UPVC double glazed window to the front. Stairs to first floor accommodation with cupboard under and storage. Radiator.

### LOUNGE

21' 2" x 10' 7" (6.45m x 3.23m) (approx) Feature fireplace with stone hearth, two radiators. UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden. Opening to:

### DINING ROOM

10' 6" x 9' 8" (3.20m x 2.95m) (approx) Radiator. UPVC double glazed window to the rear.

### STUDY / BEDROOM FOUR

10' 8" x 9' 6" (3.25m x 2.90m) (approx) Radiator. Two UPVC double glazed windows to the side.

### CLOAKROOM

Fitted with a two piece suite comprising wall mounted wash hand basin and low level WC. Radiator. UPVC double glazed window to the side.

### KITCHEN

12' 7" min x 9' 4" (3.84m x 2.84m) (approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer with mixer tap over. Eye level double oven, four ring electric hob with hood over. Integrated fridge / freezer, space for dishwasher. UPVC double glazed window to the rear.

### UTILITY ROOM

Fitted with a range of eye level and base units with worktop over. Space for washing machine and tumble dryer. Radiator. UPVC double glazed door to the side.

### FIRST FLOOR LANDING

Galleried landing. Radiator, loft access, slatted shelves.

### BEDROOM ONE

Formerly two bedrooms, converted to a large main bedroom. Two UPVC double glazed windows to the rear. Two radiators.

### EN SUITE

Fitted with a three piece suite comprising corner shower unit with glass doors and tiling, vanity wash hand basin and low level WC.

### BEDROOM TWO

10' 7" x 10' 8" (3.23m x 3.25m) (approx) UPVC double glazed window to the rear. Radiator.

### BEDROOM THREE

10' 0" x 10' 8" (3.05m x 3.25m) (approx) UPVC double glazed window to the front. Radiator.

### BATHROOM

Fitted with a three piece suite comprising panelled bath pedestal wash hand basin and low level WC. Tiling to wall, radiator. UPVC double glazed window to the front.

### DOUBLE GARAGE

Electric door to the front. UPVC window and personnel door to the side.

### OUTSIDE

To the front, an extensive driveway provides substantial parking for several vehicles. Side access to the rear

To the rear, the generous garden is mainly laid to lawn with mature planting and trees, 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.

