



18 AVELAND WAY, BASTON
PE6 9QJ £595,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

Situated in one of the area's most sought after villages, this large individual detached bungalow has **FOUR DOUBLE** bedrooms two of which have en suites. Located close to schools, this bungalow offers versatile accommodation making it perfect for the growing family but would also suit a retired couple who are not ready to down size just yet! The impressive living room has an inglenook fireplace and the contemporary kitchen has a high vaulted ceiling. With upvc windows and a large driveway which leads to an oversized alarmed double garage, viewing is highly advised.

Contemporary front entrance door with glazing to side opening to

HALLWAY

With radiator and door to

LIVING ROOM 22' x 18'2 (6.71m x 5.54m)

A large light and airy room with French doors to the rear and side aspects, inglenook fireplace housing a cast iron wood burner, wood effect flooring with flush power points for lamp lighting; radiators, storage cupboard, door to inner hall and door to kitchen.

KITCHEN 18' x 10'10 (5.49m x 3.30m)

This most impressive contemporary kitchen comprises ample wall and base units, integrated appliances including dishwasher, oven and microwave, gas hob and extractor; plumbing for American style fridge freezer, high vaulted ceiling incorporating two skylight windows to the front aspect, sink unit, split level central island with further sink and breakfast bar, tiled floor, two radiators, window to front aspect and door to

UTILITY ROOM 11'7 x 10'1 (3.53m x 3.07m)

A large utility room comprising wall and base units, work surface, plumbing for washing machine, sink unit, space for tumble dryer, windows to side and rear aspects, internal door to garage, central heating boiler, loft hatch, radiator, storage cupboard and side external door.

INNER HALL

With radiator, access to all bedrooms, window to side aspect and door to

CLOAKROOM

Comprising low flush WC, wash hand basin and radiator.

MASTER BEDROOM 17'7 x 13' (5.36m x 3.96m)

A spacious room with two radiators, TV point, windows to front and side aspects and door to

WALK IN WARDROBE

With lighting and hanging rails.

EN SUITE

Comprising panelled bath with shower cubicle, wash hand basin, low flush WC, tiled walls, tiled floor, two heated towel rails and two windows to front aspect.

BEDROOM TWO 15'5 x 11'8 (4.70m x 3.56m)

With wardrobe, radiator, windows to front and side aspects and door to

EN SUITE

Comprising shower cubicle, wash hand basin, low flush WC, wall tiling, radiator and window to front aspect.

BEDROOM THREE 17'7 x 9'3 (5.36m x 2.82m)

With wardrobe, two radiators and window to side aspect.

BEDROOM FOUR 15'5 x 10'7 (4.70m x 3.23m)

With wardrobe, radiator and window to side aspect.

BATHROOM

Comprising panelled jacuzzi bath, shower cubicle, wash hand basin, low flush WC, tiled walls, two heated towel rails and window to front aspect.

OUTSIDE

The large gravelled driveway provides parking for many vehicles and leads to an oversized alarmed double garage of 19'8 x 18' (5.99m x 5.49m), with two electric roller doors, power and lighting.

The enclosed rear garden is mainly laid to lawn with patio and paving whilst to the side, there is further patio and gravelled area which is south facing and an ideal sun trap.

EPC RATING: C



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