



briggs
residential

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**101 MAIN STREET
BASTON PE6 9PB
OFFERS OVER £250,000**

FREEHOLD



Offered for sale with no chain and set in the heart of one of the areas' most sought-after villages, this three bedroom detached family home requires a little updating and is priced to sell. Offering superb potential, this family home is just a short walk from local schools. Ask the Briggs Residential team to book your viewing today.

Visit our website: www.briggsresidential.co.uk

OPENING HOURS

Mon to Fri. 9.00am until 6.00pm Sat. 9.00am until 4.00pm Sun. Closed

Front entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

LOUNGE 15'6 x 12'4 (4.72m x 3.76m)

With radiator and window to front elevation.

KITCHEN/DINING ROOM 20'6 x 9' (6.25m x 2.74m)

With a range of wall and base units with built-in appliances, work surface, wall tiling, sink unit, dining area, radiators, two windows to rear elevation and door to

UTILITY ROOM 7'5 x 5'10 (2.26m x 1.78m)

With base units, space for tumble dryer, door to rear garden and door to

CLOAKROOM

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

LANDING

With window to side elevation.

BEDROOM ONE 15' x 11'9 (4.57m x 3.58m)

With radiator and window to front elevation.

BEDROOM TWO 11' x 10'10 (3.35m x 3.30m)

With radiator and window to rear elevation.

BEDROOM THREE 7'8 x 7'5 (2.34m x 2.26m)

With radiator and window to front elevation.

BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, radiator and window to rear elevation.

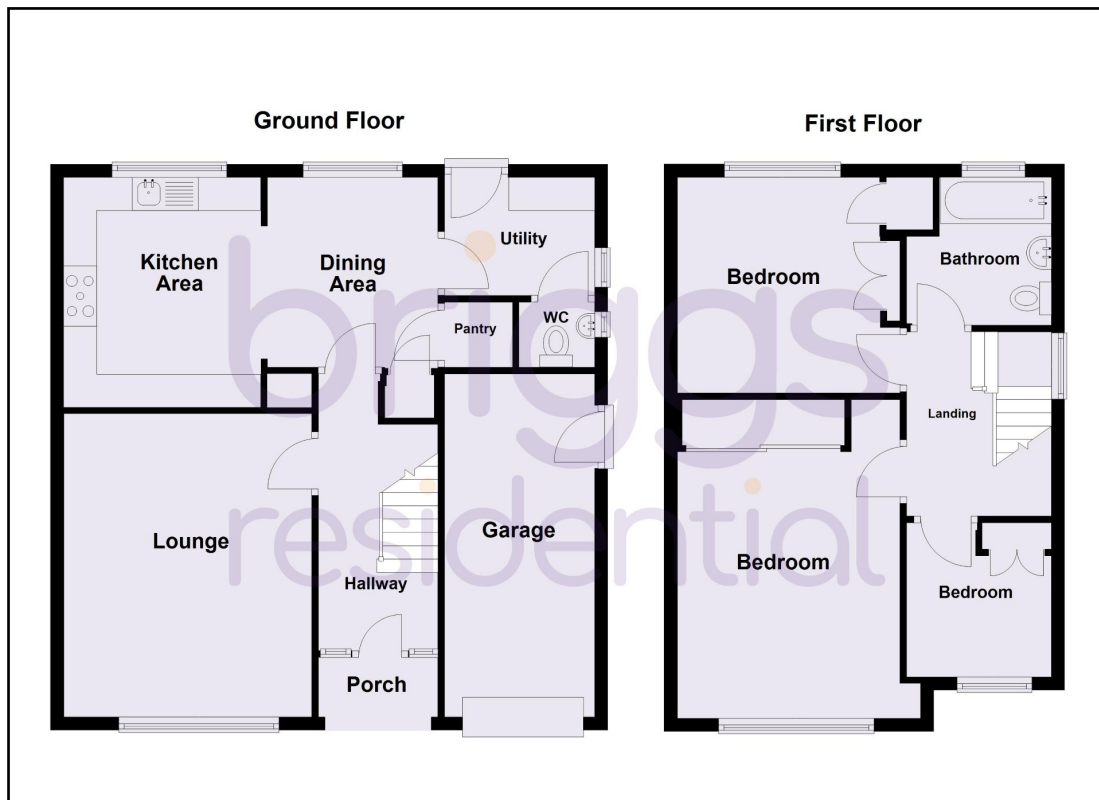
OUTSIDE

The property is set behind a dwarf stone wall and has a driveway which leads to a single garage.

The rear garden, which is fully enclosed, is mainly laid to lawn with patio area and paving.

EPC RATING: E

COUNCIL TAX BAND: C (SKDC)



ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

These particulars do not constitute part or all of an offer or contract. The measurements 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 of the property and suggest buyers obtain such verification from their solicitors.