



**PLOT 4, 36 MAIN STREET, BASTON
PE6 9PB**

£820,000

FREEHOLD



Briggs Residential
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Take the stress out of moving and why not **PART EXCHANGE** your property for this stunning brand new home in Baston. For further details about part exchange, call the Briggs Team today. Located within a small exclusive private cul-de-sac of individual quality stone built homes which have been built to an exceptionally high specification, this impressive home provides generous accommodation throughout and has underfloor heating to the ground floor and a good size private south westerly facing rear garden. Featuring a 24' x 17' (7.32m x 5.18m) garden room with two sets of bi-folding doors off the stunning kitchen dining room, this home is entered via an impressive hallway and has a large lounge, separate sitting room and to the first floor there are four exceptionally large double bedrooms, two of which have en suites. Occupying a large plot with gardens to the south and west, this home has underfloor heating and is located within a superb location. At this stage buyers can select their own kitchen and bathrooms so call Briggs Residential today to book your viewing.

Front entrance door opening to

HALLWAY 20'10 x 10'6 (6.35m x 3.20m)
An impressive entrance with stairs to first floor.

CLOAKROOM
Comprising WC and wash hand basin.

LOUNGE 20'10 x 15'9 (6.35m x 4.80m)
Entered via double opening doors from the lounge, with windows to front and side aspects.

SITTING ROOM/STUDY 16'1 x 12'7 (4.90m x 3.84m)
With windows to front and side aspect.

KITCHEN DINING ROOM 22'9 x 15'8 (6.93m x 4.78m)
To have a high quality kitchen fitted, large walk in pantry, window to side aspect, access to utility room and open access to

FAMILY ROOM 24'6 x 16'11 (7.47m x 5.16m)
A stunning room with lantern light window and two sets of bi-folding doors opening to the south and west facing gardens.

UTILITY ROOM 10'2 x 6'10 (3.10m x 2.08m)
With window to side aspect and door to rear garden.

LANDING
A large landing with airing cupboard and window to rear aspect.

MASTER BEDROOM 14'7 x 11'9 (4.45m x 3.58m)
With window to side aspect.

LARGE WALK IN DRESSING ROOM

LUXURY EN SUITE
With window to rear aspect.

BEDROOM TWO 14'7 x 14'1 (4.45m x 4.29m)
With window to front aspect.

DRESSING ROOM

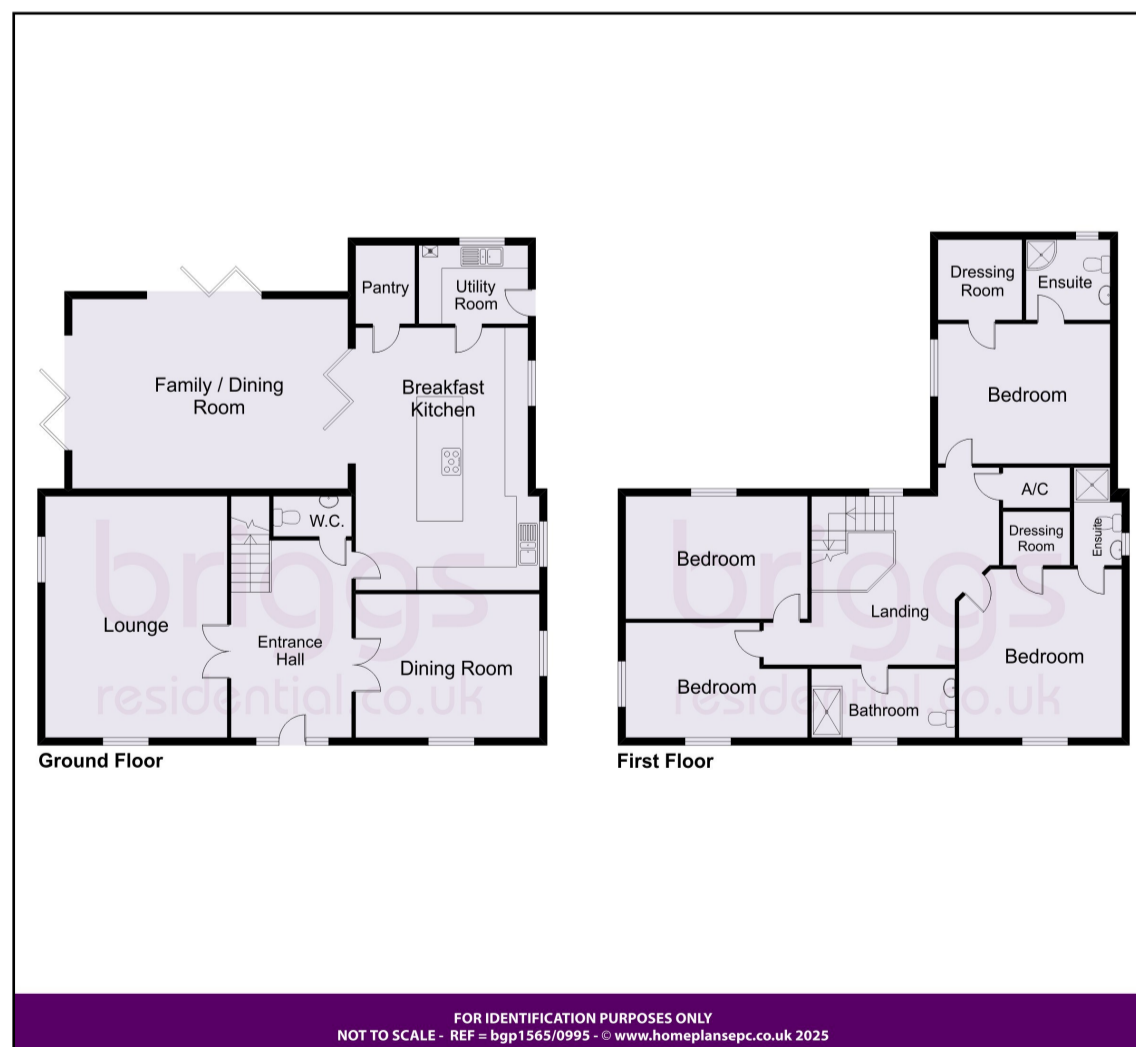
LUXURY EN SUITE
With window to side aspect.

BEDROOM THREE 15'10 x 9'10 (4.83m x 3.00m)
With windows to front and side aspects.

BEDROOM FOUR 15'10 x 10'4 (4.83m x 3.15m)
With window to rear aspect.

BATHROOM
With window to front aspect.

OUTSIDE
The large driveway leads to an oversized double garage. The exceptionally large plot incorporates private south westerly facing gardens which provide a high degree of privacy.



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 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.