

Monday to Friday, 9.00am until 6.00pm  
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OPENING HOURS



61 MAIN STREET, BASTON  
PE6 9PB OFFERS OVER £340,000

FREEHOLD



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**S**et in the heart of one of the areas' most sought-after villages, this lovely stone-built, three bedroom period home features a lovely size lounge, has two woodburners to the ground floor and fully enclosed private gardens to the rear. Well presented throughout, this impressive, individual cottage has to be seen to appreciate its superb location.

Entrance door opening to

#### HALLWAY

With understairs storage cupboard and door leading through to

#### LOUNGE 12'8 x 12'5 (3.86m x 3.78m)

A cosy room with radiator, recessed log burner with attractive stone surround and heavy beam above, ceiling and wall lighting, window to front elevation overlooking the green and door leading to staircase.

#### KITCHEN/DINING ROOM 25'3 x 15'4 (7.70m x 4.67m)

A most impressive room with dining area with exposed stone wall housing an ornamental cast-iron woodburner with heavy beam above, large window to rear elevation, access through to the kitchen area with a range of wall and base units, cooker point, plumbing for washing machine, fridge space, window to side elevation and door to

#### LOBBY

With radiator, built-in cupboard, door to rear garden, space for fridge/freezer and door to

#### CLOAKROOM

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

#### LANDING

With window to side elevation and access to loft

#### BEDROOM ONE 12'8 x 8'8 (3.86m x 2.64m)

With radiator and window to front elevation overlooking the green.

#### BEDROOM TWO 11'4 x 11'1 max (3.45m x 3.38m max)

With radiator and window to rear elevation.

#### BEDROOM THREE 11'5 x 7'1 (3.48m x 2.16m)

With radiator and window to rear elevation.

#### BATHROOM

Four piece suite comprising bath, shower cubicle, wash-hand basin, low flush WC and heated towel rail.

#### OUTSIDE

The property is set behind a small stone wall leading to a driveway providing parking for one vehicle.

The rear garden, which is fully enclosed and provides a high degree of privacy, is enclosed by a stone and brick wall, with a large patio area, lawned gardens, raised borders, decked area, timber shed and stone built store.

EPC RATING: D

COUNCIL TAX BAND: B (SKDC)



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