



7 THETFORD AVENUE, BASTON
PE6 9PG £450,000

FREEHOLD



Briggs Residential
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Market Deeping
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Situated in a tree lined avenue in one of Market Deepings’ most sought after villages, this detached 18th century cottage features magnificent landscaped gardens with well stocked and cared for borders, which have been designed for entertaining with large patio areas, bar area and summer house. The cottage itself, which is extremely well presented and has a wealth of character with a contemporary twist throughout, is entered via an impressive entrance hall and has a 27’ lounge/dining room with exposed ceiling beams, feature fireplaces, a garden room overlooking the westerly facing gardens and two double bedrooms to the first floor with the master having a luxury en-suite. With parking behind electric gates, viewing of this detached village cottage is highly advised to appreciate the superb accommodation available and character of this home.

Front entrance door opening to

HALLWAY 12’1 x 8’8 (3.68m x 2.64m)
An impressive entrance with radiator.

LOUNGE/DINING ROOM 27’10 x 12’3 (8.48m x 3.73m)
A most impressive light and airy room with three windows to front elevation, exposed beams, TV point, cast-iron woodburner set within an attractive surround, dining area with contemporary living-flame gas fire, radiators and exposed flooring.

KITCHEN 17’ x 6’ (5.18m x 1.83m)
A contemporary kitchen with a range of ample wall and base units, with built-in quality appliances, sink unit, window to rear elevation, three sky-light windows, tiled flooring, radiator, stairs to first floor and door to

GARDEN ROOM 15’10 x 11’ (4.83m x3.35m)
A stunning room with high vaulted ceiling enjoying views over the gardens and patio area.

SHOWER ROOM
Comprising shower cubicle, wash-hand basin, low flush WC, radiator and window to rear elevation.

LANDING

BEDROOM ONE 14’7 x 13’2 (4.45m x 4.01m)
With built-in wardrobes, radiator, dormer window to front elevation and door to

LUXURY EN-SUITE
Comprising panelled bath, walk-in shower cubicle, wash-hand basin with cupboard below, low flush WC, heated towel rail, spot lighting and window to side elevation.

BEDROOM TWO 13’ x 8’ (3.96m x 2.44m)
With built-in wardrobes, radiator and dormer window to front elevation.

OUTSIDE

A gated entrance leads to a covered parking area with EV charging point and space providing further parking.

The gardens, which provide a high degree of privacy, are a stunning feature of this home and have been designed for entertaining with a large patio area on different levels with bar and steps leading to a large summer house with air conditioning and heating. The summer house, which is presently used as an office with seating area, is a superb room in itself, with attractive beamed ceilings and enjoys views over the westerly facing gardens. There is also a built-in store beside, whilst the shaped, lawned gardens have well stocked and well maintained borders with further mature shrubs and trees providing privacy. These gardens should really be shown in magazines.

EPC RATING: D

COUNCIL TAX BAND: C (SKDC)



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