



**15 Chariots Way, Baston, Peterborough, Lincolnshire PE6 9PL**

**£500,000**



**\*\*\* DETACHED FAMILY HOME \*\*\*** Nestled in the sought after village of Baston, just a short drive from the charming market towns of Bourne and Market Deeping, this beautifully enhanced four bedroom home is perfect for family living. Offering a warm and welcoming layout, the property features an entrance hall, downstairs cloakroom, spacious living and dining areas, a bright sunroom, stylish kitchen/diner, utility room, and a versatile office space. Upstairs, there are four well proportioned bedrooms, including a generous principal with en-suite, and a tastefully refitted family bathroom. Outside, there's ample off road parking on a block-paved driveway, an electric garage, and a lovingly landscaped rear garden complete with patio. EPC Energy Rating Currently Unavailable / Council Tax Band E.



### ENTRANCE HALL

Stairs to first floor accommodation, dado rail, coving to ceiling and radiator.

### DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and low level WC. Partly tiled and window to the front.

### LIVING ROOM

5.46m x 3.63m (17' 11" x 11' 11") (Approx) Coving to ceiling, window to the front, fireplace with surround, two radiators and dado rail.

### DINING ROOM

3.63m x 2.98m (11' 11" x 9' 9") (Approx) Coving to ceiling, dado rail, radiator and UPVC sliding doors to:

### SUN ROOM

3.19m x 2.92m (10' 6" x 9' 7") Brick and UPVC construction with solid roof, with windows and French doors to garden. Inset spotlights, skylights and tiled flooring.

### KITCHEN / DINER

5.05m max x 4.02m max (16' 7" x 13' 2") x 2.98m min x 2.43m min (9' 9" x 8' 0") (Approx) Fitted with a range of eye level and base units with granite worktops with upstands over, undermount sink with swan neck mixer tap over. Integrated dishwasher, fridge/freezer and eye level double oven. Hob with extractor hood over with granite splashback. Coving to ceiling, inset spotlights, tiled flooring, modern vertical radiator and two windows to the rear with granite windowsills.

### UTILITY ROOM

Fitted with eye level unit and base units with granite worktops with upstands over. Undermount sink with inset drainer and swan neck mixer tap over, window to the rear with granite windowsill. Space and plumbing for washing machine. Tiled flooring, door to side and personnel door into garage. Coving to ceiling, radiator and loft access.

### OFFICE

3.96m x 2.40m (13' 0" x 7' 10") (Approx) Window to the front, radiator and personnel door into garage.

### LANDING

Dado rail, loft access, airing cupboard and coving to ceiling.

### PRINCIPAL BEDROOM

5.30m x 3.64m (17' 5" x 11' 11") (Approx) Fitted with built-in wardrobes with over bed storage, window to the front, coving to ceiling and radiator.

### EN-SUITE

Fitted with a three piece suite comprising tiled shower cubicle with glass screen door, vanity wash hand basin and low level WC. Inset spotlights, window to the front, chrome heated towel rail, extractor fan and partly tiled.

### BEDROOM TWO

3.64m x 3.22m (11' 11" x 10' 7") (Approx) Window to the rear, coving to ceiling and radiator.

### BEDROOM THREE

3.95m x 2.62m (13' 0" x 8' 7") (Approx) Fitted with a built-in wardrobe with matching drawers and bedside tables, coving to ceiling, radiator, window to the front and further double fronted built-in wardrobe.

### BEDROOM FOUR

2.62m x 2.39m (8' 7" x 7' 10") (Approx) Window to the rear, coving to ceiling and radiator.

### FAMILY BATHROOM

Fitted with a three piece suite comprising P-shape bath with glass screen and shower over, vanity wash hand basin and low level WC. Coving to ceiling, inset spotlights, window to the rear, partly tiled and chrome heated towel rail.

### GARAGE

Light and power connected and electric garage door.

### OUTSIDE

To the front, the property features a neatly maintained lawn bordered by mature flowers, with a generous block-paved driveway offering ample off road parking in front of the garage. Gated side access leads to the rear garden.

The rear garden is beautifully landscaped and mainly laid to lawn, with well established, irregularly shaped borders filled with mature plants and shrubs. An expansive patio provides the perfect space for outdoor seating and entertaining. The garden is enclosed with timber fencing, and a rear gate opens onto Thetford Avenue, offering convenient access to popular local dog walking routes.

### AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

