



21 Bede Road, Baston PE6 9PZ

£375,000



***** CUL-DE-SAC LOCATION ***** This exceptional detached home offers up to four bedrooms, nestled in the sought-after village of Baston. The property boasts a spacious kitchen/diner running across the full width of the rear of the home, complemented by a generous lounge at the front. The ground floor also comprises a utility room and a downstairs cloakroom. Upstairs, the principle bedroom is accessed via the dressing room, which could be ideal as a study or even a fourth bedroom. Two additional double bedrooms and a modern family bathroom complete the upper floor. Externally, the property benefits from a large driveway with ample off road parking, a garage, and an enclosed rear garden. EPC Energy Rating D / Council Tax Band C.

BASTON

This home is within easy reach of a local post office, village shop, primary school, and two pubs. Regular bus services connect to Bourne, Stamford and Peterborough, making it a convenient and desirable location.

DOOR TO:

ENTRANCE HALLWAY

Tiled flooring, radiator.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Radiator, tiled flooring. UPVC double glazed window to the front.

LOUNGE

16' 3" x 13' 7" (4.95m x 4.14m) (Approx) Radiator, TV point, stairs to first floor accommodation. UPVC double glazed window to the front..

KITCHEN

15' 2" x 9' 6" (4.62m x 2.90m) (Approx) Fitted with a range of eye level and base units with quartz worktop over. Inset sink with moulded drainer and mixer tap over. Microwave over eye level oven, with warming drawer under, four ring electric hob. Integrated dishwasher and fridge / freezer. Tiled floor with under floor heating, inset ceiling lights, plinth lighting. Two UPVC double glazed windows to the rear.

DINING AREA

9' 8" x 8' 9" (2.95m x 2.67m) (Approx) Tiled flooring with under floor heating. Radiator. UPVC double glazed French doors to the rear garden.

UTILITY ROOM

Fitted with eye level and base units with quartz worktop over. One and a half bowl sink and drainer with mixer tap over and splashback. Integrated washing machine and tumble dryer. Tiled flooring with underfloor heating, inset spotlights. Part glazed UPVC double glazed door to the outside.

LANDING

UPVC double glazed window to the side. Loft access (part boarded), airing cupboard housing hot water tank and shelving. Doors to:

BEDROOM ONE

12' 5" x 9' 0" (3.78m x 2.74m) (Approx) UPVC double glazed dual aspect windows to the front and rear. Coving to ceiling, radiator.

BEDROOM TWO

12' 0" x 8' 7" (3.66m x 2.62m) (Approx) UPVC double glazed window to the front. Coving to ceiling, radiator.

BEDROOM THREE

11' 5" max x 9' 6" (3.48m x 2.90m) (Approx) UPVC double glazed window to the rear, Coving to ceiling, radiator.

BEDROOM FOUR / DRESSING ROOM

8' 7" x 7' 4" (2.62m x 2.24m) (approx) UPVC double glazed window to the front. Coving to ceiling, radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath with wall mounted shower over, vanity wash hand basin with storage drawers under and WC. UPVC double glazed window. Heated towel rail, tiling to floors and walls.

OUTSIDE

To the front, a gravel driveway provides ample off road parking.

To the rear, the garden is laid to lawn and enclosed by timber fencing, gated to the side. Paved patio area, shrub borders, decked seating area with pergola over. Shed with power and light connected.

GARAGE

11' 2" x 9' 11" (3.40m x 3.02m) (approx) Electric garage door. Power and light connected.

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.

