



**PLOT 5, 36 MAIN STREET, BASTON  
PE6 9PB**

**£795,000**

**FREEHOLD**



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

**01778  
349300**

**briggsresidential.co.uk**





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. Entered via an impressive hall with double height feature window to the front aspect, this home has a 22' x 17' (6.71m x 5.18m) kitchen dining room which has open access to the stunning garden room which has a lantern light window and bi folding doors opening onto the rear garden. To the first floor, three of the four double bedrooms have en suites. There is a large driveway to the side which leads to an oversized double garage and space in between for further parking. For a limited time, buyers can choose their own kitchen and bathrooms, so call Briggs Residential today to book your viewing.

Front entrance door opening to

**HALLWAY** 18'7 x 13'9 (5.66m x 4.19m)  
A stunning entrance to this home with feature double height window and stairs to first floor.

**CLOAKROOM**  
Comprising WC and wash hand basin.

**LOUNGE** 21' x 12'7 (6.40m x 3.84m)  
With windows to front and side aspects.

**STUDY** 10'8 x 7'8 (3.25m x 3.23m)  
With window to front aspect.

**KITCHEN DINING ROOM** 22'8 x 17'5 (6.91m x 5.31m)  
To have a high quality kitchen fitted; dining area and two windows to side aspect, door to utility room and large open access to

**GARDEN ROOM** 20' x 10'6 (6.10m x 3.20m)  
A beautiful room with lantern light window and bi-folding doors opening onto the rear garden.

**UTILITY ROOM** 10' x 9' (3.04 x 2.74m)

**LANDING**  
A large landing with feature window to the front aspect.

**MASTER BEDROOM** 16'5 x 10'3 (5.00m x 3.12m)  
With window to rear aspect and door to

**LUXURY EN SUITE**  
With window to rear aspect.

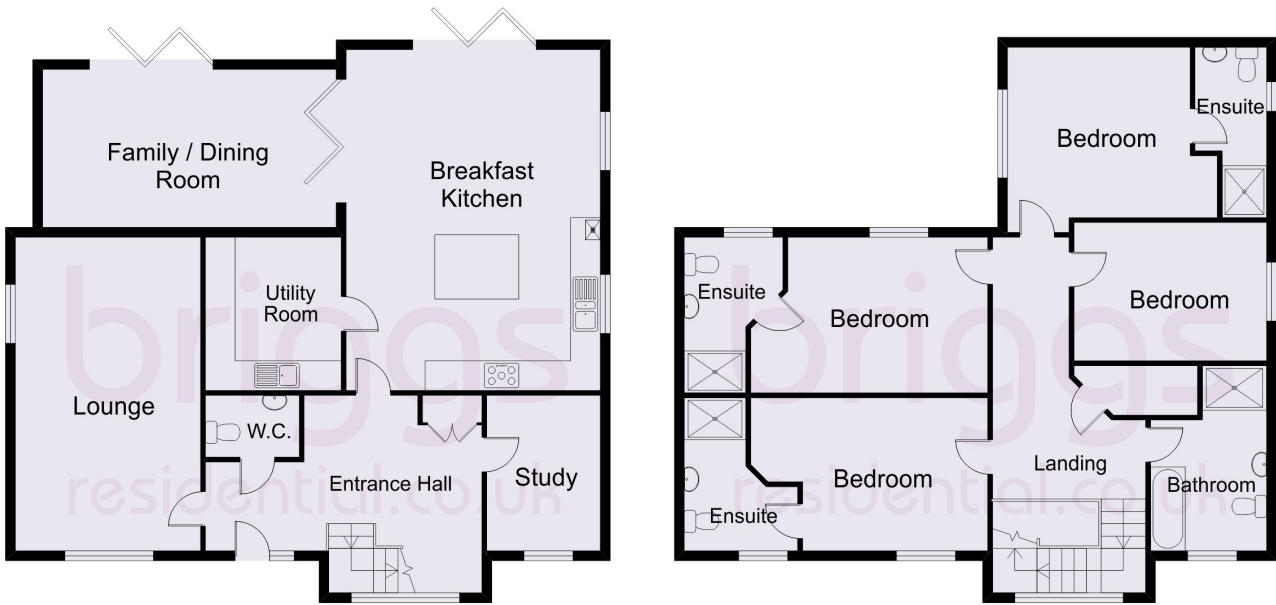
**BEDROOM TWO** 16'5 x 10'4 (5.00m x 3.14m)  
With window to front aspect and door to

**LUXURY EN SUITE**  
**BEDROOM THREE** 14' x 12' (4.27m x 3.70m)  
With window to side aspect and door to

**LUXURY EN SUITE**  
**BEDROOM FOUR** 12'3 x 10'5 (3.73m x 3.17m)  
With window to side aspect.

**BATHROOM**  
A large four piece suite; window to front aspect.

**OUTSIDE**  
The triple width driveway, gated access to further parking to the rear, large oversized double garage. The south westerly facing garden provides a high degree of privacy.



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.