

18 MANOR DRIVE, BASTON
PE6 9PQ £395,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

Offered for sale with no chain and with superb views to the rear aspect overlooking a meadow, this four bedroom detached family home has been extended to the rear and offers excellent accommodation including a large lounge, dining area and a spacious kitchen breakfast room. To the first floor there are four bedrooms with en suite to the master. Located close to village amenities, primary school and independent school, viewing of this light and airy property is highly advised so book your viewing today.

[Storm Porch with Oak Pillars Leading to](#)

HALLWAY

This large reception hall has tiled floor, stairs to first floor with cupboard beneath and windows to front aspect.

LOUNGE 27' x 12'5 (8.23m x 3.78m)

This light and airy room with a Mediterranean feel features an inglenook style fireplace with beam above and log effect gas fire; radiators, TV point, large window to front aspect and archway to

DINING AREA 11'8 x 9'8 (3.56m x 2.95m)

With tiled flooring, patio doors opening onto the rear garden and archway to breakfast area.

KITCHEN BREAKFAST ROOM 19'7 x 8'1 (5.97m x 2.46m)

Comprising ample wall and base units, glazed display cabinets, plate rack, built in oven with electric hob and extractor above, enamel sink with mixer tap, work surface, wall tiling, fridge space, tiled floor and archway to breakfast area which has tiled floor, window to side aspect and French doors opening onto the rear garden.

INNER LOBBY

Door to side aspect.

CLOAKROOM

Comprising low flush WC, wash hand basin and window to rear aspect.

UTILITY ROOM 5'3 x 4'6 (1.60m x 1.37m)

With plumbing for washing machine, central heating boiler and window to rear aspect.

BOOT ROOM 8' x 7'10 (2.44m x 2.39m)

With door to side aspect and door to

STUDY 11'8 x 7'6 (3.56m x 2.29m)

A spacious room with windows to front and side aspects.

LANDING

With access to loft and door to side leading to balcony enjoying views of the rear garden and meadows beyond.

MASTER BEDROOM 13'2 x 12'9 (4.01m x 3.89m)

With fitted furniture, radiator, window to rear aspect and door to

EN SUITE

Comprising double shower cubicle, vanity wash hand basin, low flush WC, tiled floor, radiator and window to side aspect.

BEDROOM TWO 13' x 12'3 (3.96m x 3.73m)

With fitted furniture, radiator and window to front aspect.

BEDROOM THREE 13'4 x 6' (4.06m x 1.83m)

With radiator and window to rear aspect.

BEDROOM FOUR 9' x 7'10 (2.74m x 2.39m)

With radiator and window to front aspect.

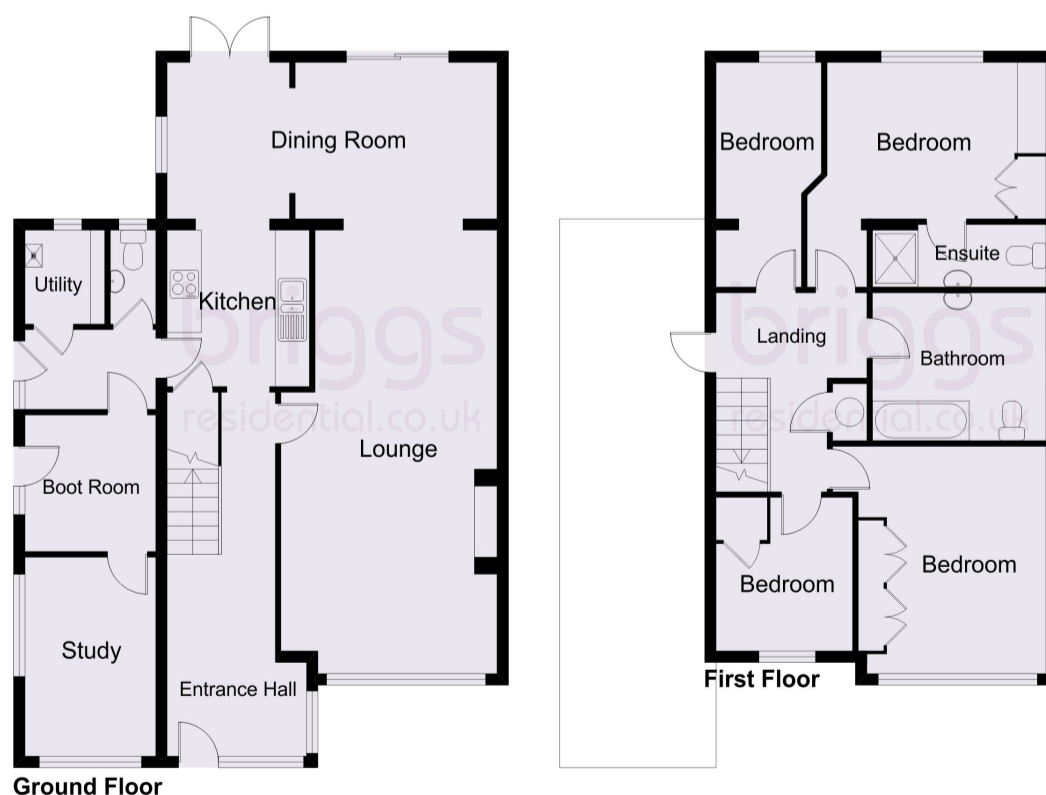
BATHROOM 10' x 8'4 (3.04m x 2.54m)

Comprising panelled bath with shower over, low flush WC, traditional style vanity unit housing wash hand basin, radiator and window to side aspect.

OUTSIDE

To the front of the property the block paved driveway provides ample parking and the garden is mainly laid to lawn with flower beds. The superb rear garden is mainly laid to lawn with raised beds and patio.

[EPC RATING: D](#)



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