



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

£820,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

briggsresidential.co.uk



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.

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.

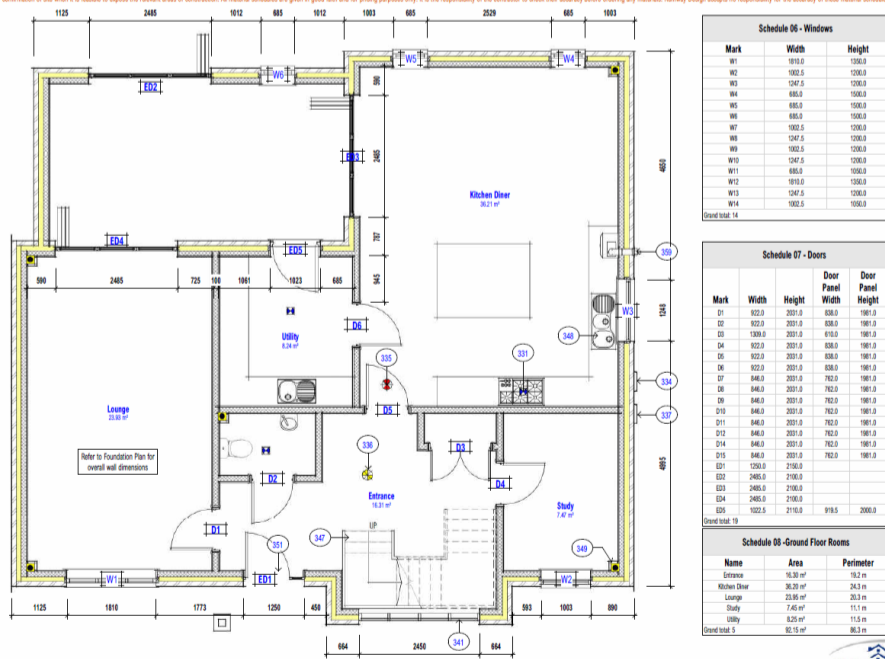
BATHROOM

A large four piece suite; window to front aspect.

OUTSIDE

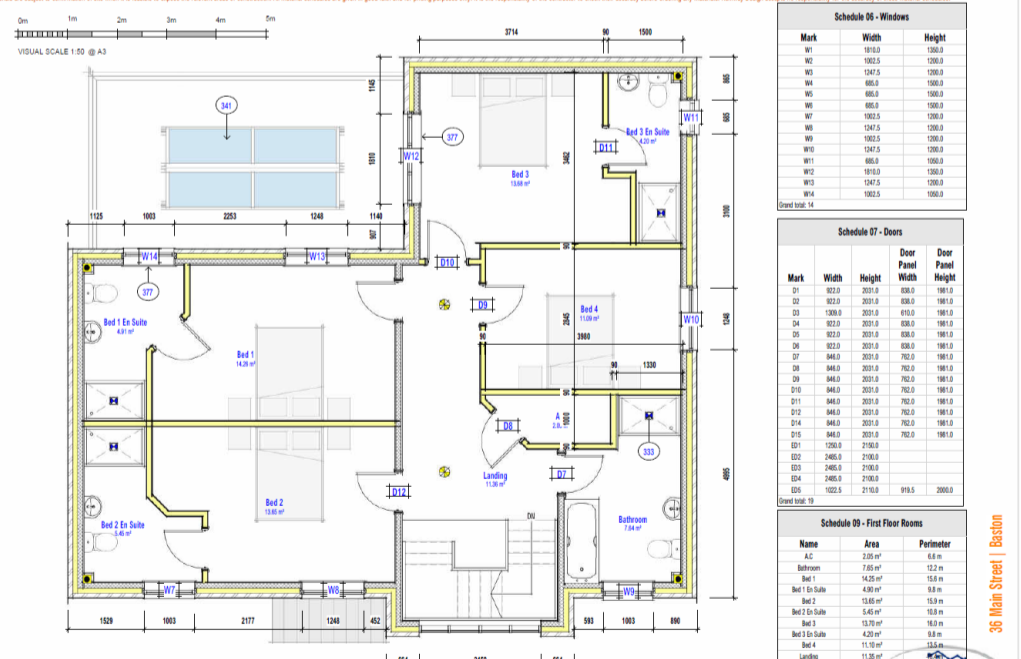
The triple width driveway, gated access to further parking to the rear, large oversized double garage. The south westerly facing garden provides a high degree of privacy.

CONTRACTOR TO TAKE NOTE: All existing and proposed dimensions are to be checked on site and any discrepancies to be notified immediately. Commencement of works on site will be deemed as all dimensions have been checked. Due to areas of the structure being covered, unexposed or otherwise inaccessible the existing / proposed dimensions / notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction. All material schedules are given in good faith and for pricing purposes only. It is the responsibility of the contractor to check their accuracy before ordering any materials. Ramsey Design accepts no responsibility for the accuracy of these material schedules.



Plot 5 Grd Floor A3 Dwg No: 2885 - 501 As Built

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Plot 5 First Floor A3 Dwg No: 2885 - 502 As Built

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