



HADRIAN DRIVE, BASTON, PE6 9PP
£510,000 FREEHOLD

A handsome and generous detached family home, well located within the ever-popular village of Baston. Four good bedrooms refitted en suite and bathroom, versatile ground floor with home office and good size gardens with ample parking and double garage.

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Across the attractive frontage flanked by mature shrubs and over the extended driveway with ample parking and under the canopy storm porch, with part glazed entrance door through to:

ENTRANCE HALL

A bright and welcoming reception greets with reverse stairs to the first-floor accommodation, with attractive wall panelling, radiator, power points and finished with wood effect flooring.

CLOAKROOM

With frosted UPVC window to the front aspect, comprising a modern refitted two-piece suite, low level WC and wash hand basin set in vanity unit, ½ tiled walls, school master radiator and wood effect flooring.

HOME OFFICE

8'10 x 7'6 a perfect space to work from home with UPVC window to the front aspect, part panelled walls, radiator and power points.

SITTING ROOM

20'9 x 11'9 a lovely long and light room with UPVC bay window to the front aspect and door to the rear into the garden room, feature fireplace with tiled inlay and cast wood burner, dual radiators, TV point and power points.

GARDEN ROOM

10'4 x 10' UPVC and brick construction overlooking the generous rear gardens with UPVC French doors to the side aspect.

DINING ROOM

11'7 x 9'8 a versatile reception and great space to entertain with UPVC window to the rear aspect, radiator and power points.

KITCHEN BREAKFAST

12'7 x 11'8 a light room with UPVC window to the rear aspect, comprising a range of shaker style base and eye level storage units incorporating roll edge work surface with 1 ¼ sink inset with mixer tap over, integrated double oven and four ring hob with extractor fan over, integrated dishwasher and integrated fridge, central island unit with breakfast bar, radiator, power points and finished with tiled flooring.

UTILITY ROOM

8'10 x 4'9 with part glazed UPVC door to the side aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface, plumbing and space for washing machine, space for tumble dryer, wall mounted boiler, recessed storage cupboard, radiator and power points.

LANDING

A generous light landing with UPVC window to the front aspect loft access, recessed airing cupboard, radiator and power points.

BEDROOM

9'6 x 8'9 with UPVC window to the front aspect, built in double wardrobe with hanging rails, radiator and power points.

BEDROOM

11'9 x 11'9 another nice size room with UPVC window to the rear aspect, dual fitted double wardrobes with hanging rails, radiator and power points.

BEDROOM

11'9 x 9'2 a double bedroom with UPVC window to the rear aspect, built in double wardrobe with hanging rails, radiator and

power points.

PRINCIPAL BEDROOM

11'1 x 11'9 with UPVC window to the rear aspect, with dual built in double wardrobes with hanging rails, radiator and power points.

EN SUITE

With frosted UPVC window to the side aspect, comprising a modern refitted three-piece suite, low level WC, wash hand basin set in vanity unit and corner shower cubicle with shower over, tiled splash backs tiled flooring and radiator.

BATHROOM

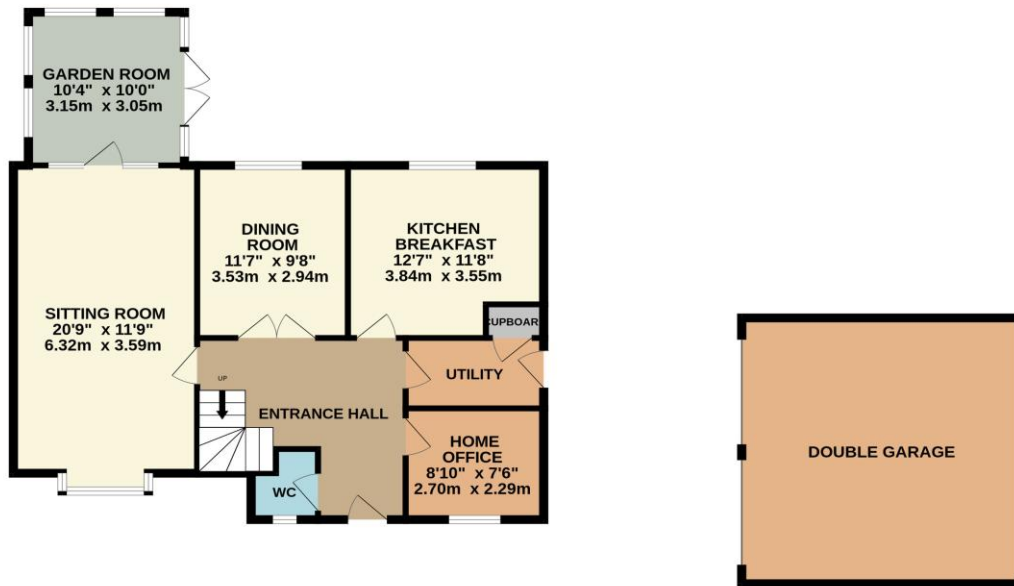
With frosted UPVC window to the front aspect, comprising a modern refitted three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with rain shower over, tiled splash backs, chrome heated towel rail and wood effect flooring.

OUTSIDE

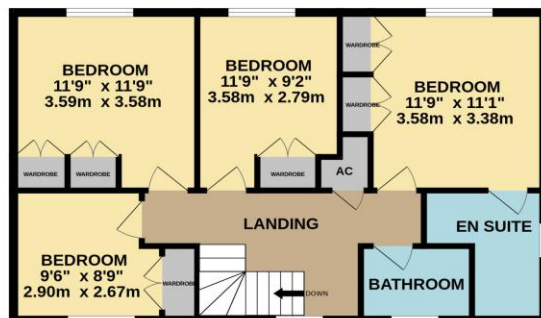
A fantastic position along a popular causeway within the village of Baston, a generous surrounding plot with a wide frontage, flanked by mature shrubs, extended gravel driveway offering off road parking leading to a DETACHED DOUBLE GARAGE with up and over door, power and light connected. Gated access to the rear gardens which are good size and enclosed by panel fencing, mainly laid to lawn with patio seating and well stocked shrub borders further cobbled edge Indian stone patio to the rear, mature trees and outside tap.



GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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