

Main Street, PE6 9PB  
Baston  
Peterborough  
£475,000

Hurfords



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- Beautifully Presented One Off Detached Family Home
- Four Good Size Double Bedrooms
- Large Master Bedroom with En-Suite Shower Room
- Four Spacious Reception Rooms Which are Flexible with Their Usage
- Great Location in the Heart of the Sought After Village of Baston
- Close to Local Schools, Amenities and Transport Links

52a Main Street  
Baston  
Peterborough  
PE6 9PB

A beautifully presented one off detached family home situated in the heart of the village of Baston, close to local schooling and amenities. The property offers spacious and flexible accommodation throughout with 4 bedrooms, en-suite to the master, 4 reception rooms, driveway, and garage. The property is entered through an inner hallway which is bright with a large window overlooking the front aspect of the property and leading to an inner doorway for access into the garage. From the inner hallway you are greeted by a spacious entrance hall with doors leading to the reception rooms, kitchen, and downstairs cloakroom. The entrance hallway has a good size storage cupboard and stairs leading to the first floor. The downstairs cloakroom is a good size and fitted with a two-piece suite including wash hand basin and low-level WC.

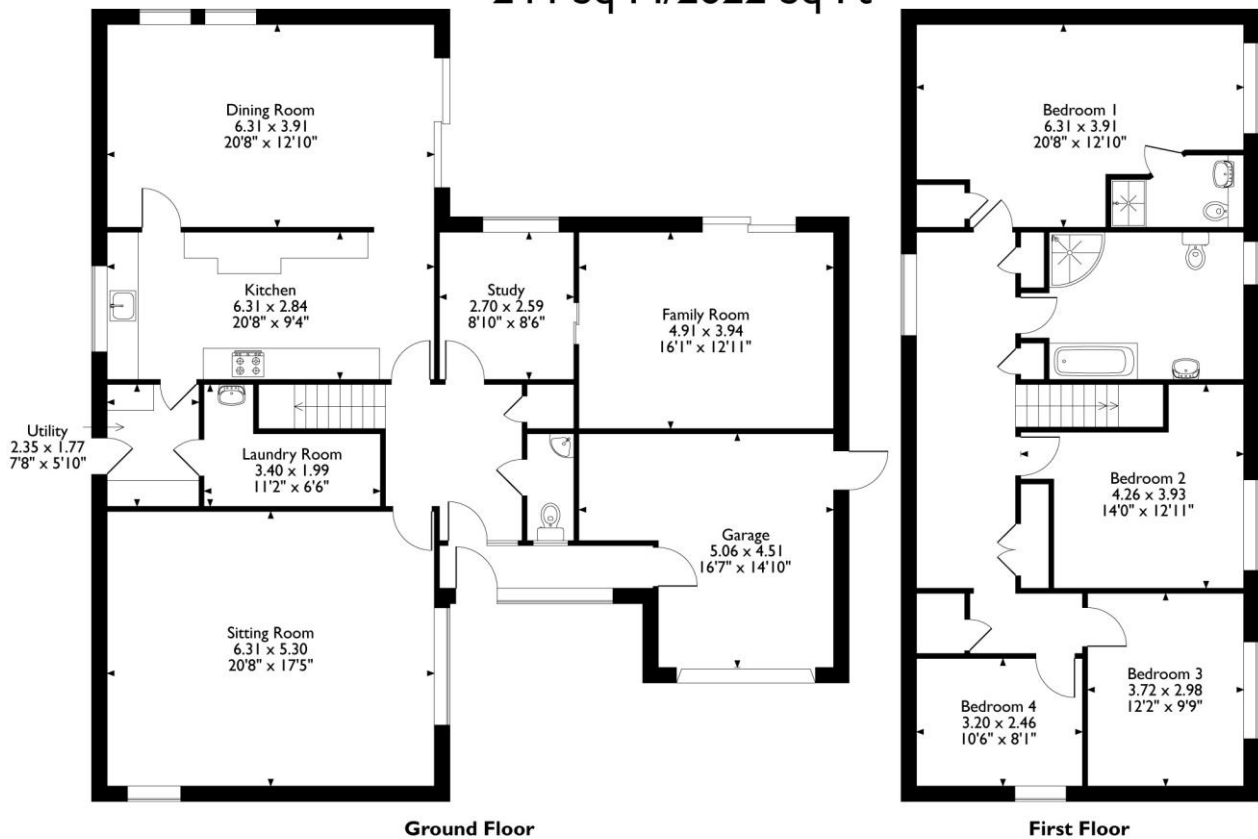
A large 20' reception room sits to the front aspect of the property and has wooden effect flooring and windows to the side and front aspect of the property filling the space with a wealth of light. The sitting room also benefits from a feature fireplace with exposed stone surround and plenty of space for storage and seating furniture. The study/home office sits to the rear of the property and is a good size with window to the rear aspect of the property and plenty of space for storage creating a fantastic home working environment. From the study a door leads into the family room which is a great space with French doors leading to the rear garden and patio area. The study and family room create the potential for an annexe for multigenerational living should the purchasers require. The kitchen is a great size and has been fitted with tiled flooring, and a range of wooden base and wall units with plenty of worktop space. The kitchen is bright with a large window overlooking the side aspect of the property. Two open doorways lead from the kitchen into a large dining room. The dining room is dual aspect with windows to the side and patio doors leading to the rear garden.

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The kitchen has access into a well-appointed utility room which has space for appliances and access out to the rear garden. From the utility room there is a further laundry room which provides plenty of space for storage and a sink. On the first floor the part galleried landing gives access to four double bedrooms and a family bathroom. The galleried landing is extremely spacious with space for seating and fitted storage cupboards. The master bedroom is a good size with plenty of space for storage and access into an en-suite shower room. The en-suite has been fitted with a three-piece suite including shower cubicle, wash hand basin and low-level WC with fitted vanity unit. There are three further double bedrooms all of which are a great size with space for storage furniture. The large family bathroom is accessed from the landing and fitted with a four-piece suite including corner shower cubicle bathtub, low level WC and wash hand basin plus fitted storage. Outside the property is approached via a gravelled driveway providing off road parking for multiple vehicles including a caravan or further vehicle. The driveway leads to the single garage. The front garden is mainly laid to lawn with a variety of mature shrubs and trees. To the rear the garden is a good size and wraps around the property. The garden is mainly laid to lawn with a variety of mature plants, hedging, shrubs, and borders. There is a large patio and seating area providing a great space for alfresco dining and entertaining during the summer months.

Main Street, Baston, Peterborough, Lincolnshire  
 Approximate Gross Internal Area  
 244 Sq M/2622 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

- Sitting Room 20'8" x 17'5"
- Laundry Room 11'2" x 6'6"
- Utility 7'8" x 5'10"
- Kitchen 20'8" x 9'4"
- Dining Room 20'8" x 12'10"
- Study 8'10" x 8'6"
- Family Room 16'1" x 12'11"
- Garage 16'7" x 14'10"
- Bedroom One 20'8" x 12'10"
- Bedroom Two 14'10" x 12'11"
- Bedroom Three 12'2" x 9'9"
- Bedroom Four 10'6" x 8'1"

**TENURE: FREEHOLD**



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