



MAIN STREET, BASTON, PE6 9PA
OFFERS IN EXCESS OF £400,000 FREEHOLD

A wonderful individual cottage within the ever-popular village of Baston full of character and charm, having been upgraded and recently reconfigured to offer up to five bedrooms including one to the ground floor. Low maintenance, landscaped rear gardens and a fantastic studio/home office.

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Set behind a picket fence, you approach the charming façade and attractive new porch, with part glazed entrance door through to:

ENTRANCE PORCH

A bright space to kick off your shoes and hang your coats, with UPVC windows to both side aspects, tiled effect flooring and glazed door through to:

SITTING ROOM

18'5 x 14'10 a lovely reception room with UPVC window to the front aspect, feature fireplace recess, bespoke recessed storage cupboard, radiator, power points and TV point.

KITCHEN DAY ROOM

12'7 (min) x 22'11 a great space for the family to gather, with UPVC bay window to the front aspect and further UPVC window to the rear aspect, ample space for dining table, the kitchen area comprises a range of base and eye level storage units, solid wood work surface with ceramic sink inset and mixer tap over, integrated oven and central island unit with electric hob inset, stainless steel and glass extractor fan over, breakfast bar, integrated fridge and freezer, integrated dishwasher, exposed beams, wall mounted boiler, radiator, power points and engineered wood flooring.

UTILITY ROOM

6'11 x 7'5 with frosted UPVC window to the rear aspect, comprising a range of base and eye level storage units, roll edge work surface with stainless steel sink inset, plumbing and space for washing machine, radiator and power points.

BOOT ROOM

With sliding UPVC doors to the rear aspect,

power points, recess storage cupboard

BEDROOM

14'10 x 10'10 (min) 14'3 (max) a clever and recently reconfigured space with annex accommodation in mind, with UPVC window to the front aspect, ceiling spotlights and power points.

DRESSING ROOM/SHOWER

A neat space with UPVC window to the front aspect, corner shower cubicle with shower over, exposed beams, radiator and power points

CLOAKROOM

Comprising a two-piece suite, low level WC, wash hand basin and shower cubicle with shower over, tiled effect flooring and extractor fan.

LANDING

with UPVC window to the rear aspect and doors spanning out to:

BEDROOM

14'2 x 7'1 with Velux window to the rear aspect, radiator, power points, part sloping ceiling and exposed beams.

BEDROOM

15'3 x 7'11 with UPVC window to the front aspect, radiator, power points, part sloping ceiling and exposed beams.

BEDROOM

11'10 x 11'11 with UPVC window to the front aspect, radiator, power points, part sloping ceiling and exposed beams.

BATHROOM

10'4 x 7'4 with UPVC window to the rear

aspect, comprising a three piece suite, low level WC, pedestal wash hand basin and panel bath, recessed airing cupboard, radiator and white washed wood flooring.

BEDROOM

15'4 x 11'10 a great space with UPVC window to the front aspect, exposed beams, part sloping ceiling, radiator, power points, walk in wardrobe with space for hanging.

EN SUITE

With Velux window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin and corner shower cubicle with rain shower over, splash backs and chrome heated towel rail.

OUTSIDE

The frontage is partially enclosed by picket fencing with gated side access to the rear gardens which have been wonderfully landscaped, enclosed by rendered brick wall and fencing, with extended patio seating area stepping up to an artificial lawn with sunken trampoline and second patio seating area with well stocked beds, paved pathway leading to:

STUDIO/HOME OFFICE

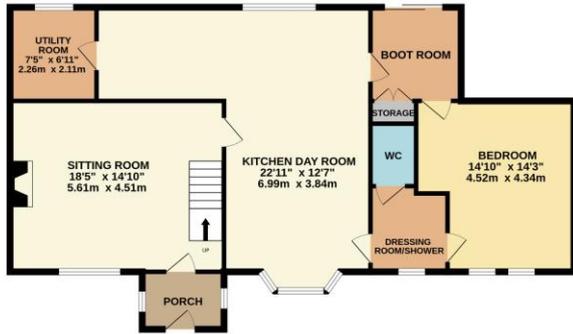
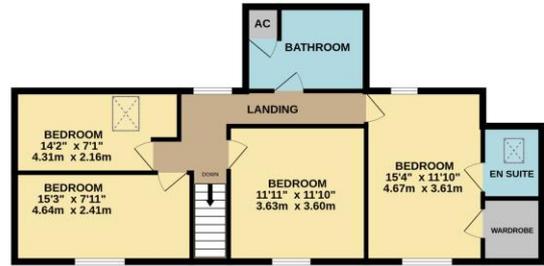
13'2 x 9'2 a fantastic addition, supplied and fitted by Crane Garden Buildings with UPVC French doors and glazed panels, power and light connected finished with an engineered wood floor, currently a studio, offering many possibilities to work from home.



GROUND FLOOR
1190 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1920 sq.ft. (178.3 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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Energy Efficiency Rating		Current	Potential
100% energy efficient - lower running costs			
A	(92+)		
B	(81-91)		85
C	(69-80)		
D	(55-68)	55	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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