

Rosedale

17 WHATTOFF WAY, BASTON, PE6 9QS



£575,000

"Impressive and spacious detached home in popular location"

- IMPRESSIVE DETACHED FAMILY HOME
- EXTENSIVE ACCOMMODATION
- FIVE BEDROOMS
- EN-SUITE AND DRESSING ROOM TO PRINCIPLE BEDROOM
- FOUR RECEPTION ROOMS
- REFITTED BATHROOM AND SHOWER ROOM
- OPEN PLAN LIVING
- DESIRABLE LOCATION
- VIEWING RECOMMENDED
- EPC ENERGY RATING C / COUNCIL TAX BAND F



PROPERTY HIGHLIGHTS

Positioned in a quiet cul-de-sac in the highly desirable village of Baston, this impressive five-bedroom detached home offers generous and versatile living space, ideally situated within easy reach of both Market Deeping and Bourne.

A spacious and welcoming entrance hall leads to a range of well-designed ground floor rooms, including a study, family room, and snug.

At the heart of the home is an expansive open-plan kitchen, dining, and living area - perfect for modern family life and entertaining. Practical touches include a utility room, boot room, and a downstairs cloakroom.

Upstairs, the home features four well-proportioned double bedrooms, including a principal suite with its own dressing room and en-suite shower room, alongside a versatile fifth bedroom. A refitted family bathroom and a separate shower room complete the first-floor accommodation.

Outside, the landscaped rear south facing garden backs onto open fields and enjoys a high degree of privacy, with dual side access leading to the front. A detached single garage and ample off-road parking complete this exceptional home.

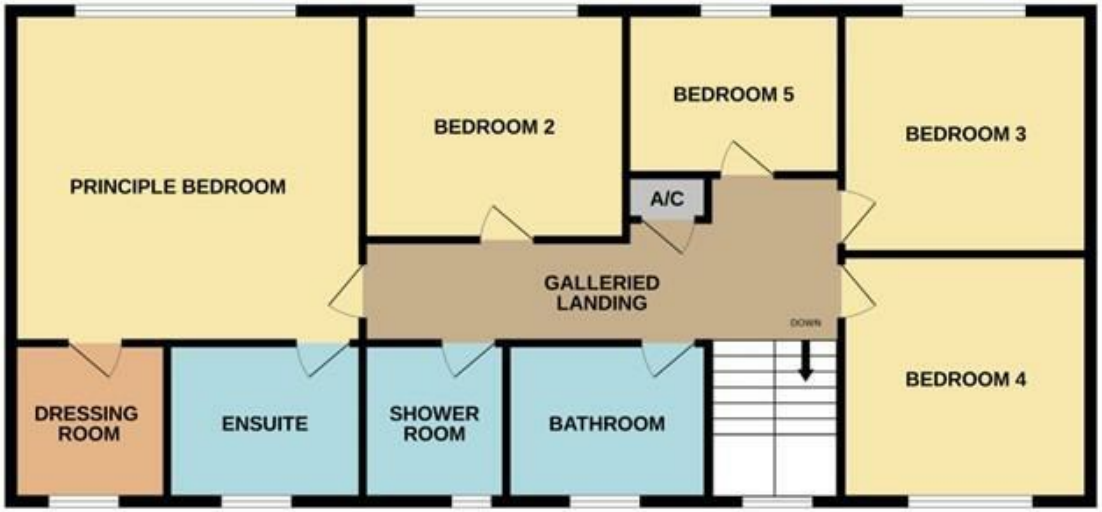
5 Bedrooms 3 Bathroom 4 Reception








UTILITY ROOM
DINING
KITCHEN
SNUG
BOOT ROOM
WC
ENTRANCE HALL
UP
FAMILY ROOM
LIVING ROOM
STUDY


PRINCIPLE BEDROOM
BEDROOM 2
BEDROOM 5
BEDROOM 3
A/C
GALLERIED LANDING
DOWN
DRESSING ROOM
ENSUITE
SHOWER ROOM
BATHROOM
BEDROOM 4







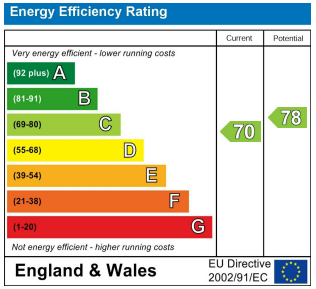

HOME ALONE

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** F

For the **MATERIAL INFORMATION REPORT** on this property select the link - 28933042

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

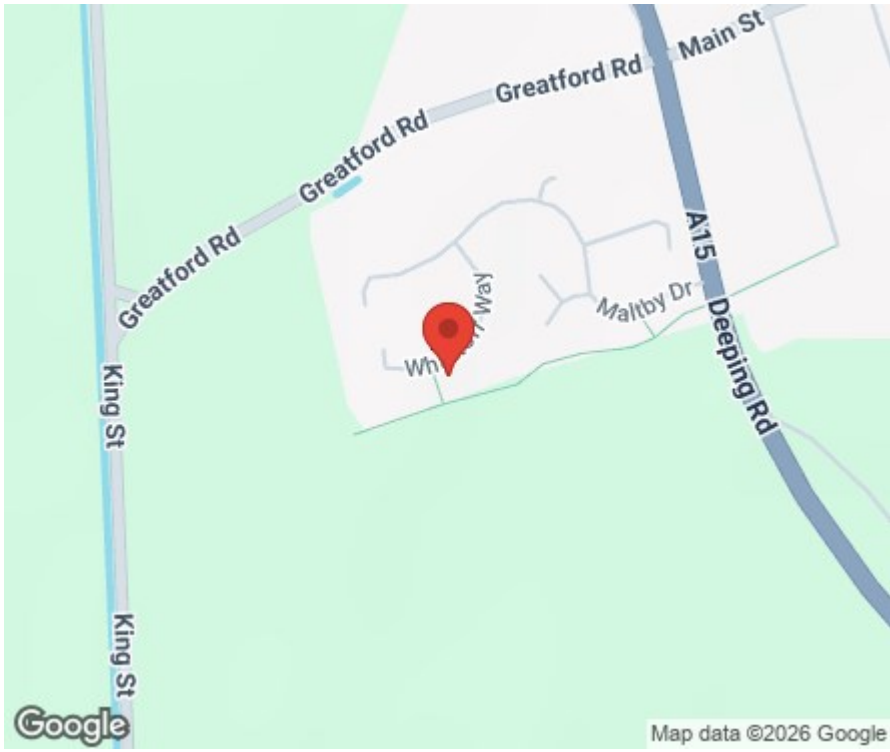
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



Rosedale

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