



CLARE COURT, BASTON, PE6 9QT
£205,000 FREEHOLD

A beautiful semi-detached cottage style property, set within a barn style courtyard in the ever-popular village of Baston. Well-appointed throughout with bright and airy living space and two bedrooms, enjoying a neat south westerly facing rear garden, gravel parking and additional covered carport.

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

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Set within an attractive barn style courtyard development of just 12 properties, you drive through a covered archway into the open courtyard, across from the covered carports is our cottage home, cross the garden path and under the canopy porch with handy recessed storage cupboard, the part glazed entrance door opens through to:

ENTRANCE HALL

A warm and inviting reception greets you with stairs to the first-floor accommodation, radiator, power points and ceiling spotlighting

KITCHEN

9'4 x 7' a neat modern kitchen with double glazed window to the front aspect, comprising a range of white shaker style base and eye level storage units, incorporating straight edge work surface with ceramic sink inset with mixer tap over, integrated oven and four ring hob with extractor hood over, fridge freezer space, plumbing and space for washing machine, power points and finished with wood effect flooring.

SITTING ROOM

13'9 x 12'1 a comfortable living space with ample natural light with double glazed window to the rear and sliding

patio doors onto the south westerly facing rear gardens, attractively appointed with feature panel wall, and under stairs storage, radiator, power points and TV point

LANDING

With recessed airing cupboard, housing wall mounted boiler, loft access and wood effect flooring

BEDROOM

10'4 x 9'9 a lovely light bedroom with dual double-glazed windows to the front aspect, plenty of storage with recessed double wardrobe and further recessed storage with shelving, radiator and power points.

BEDROOM

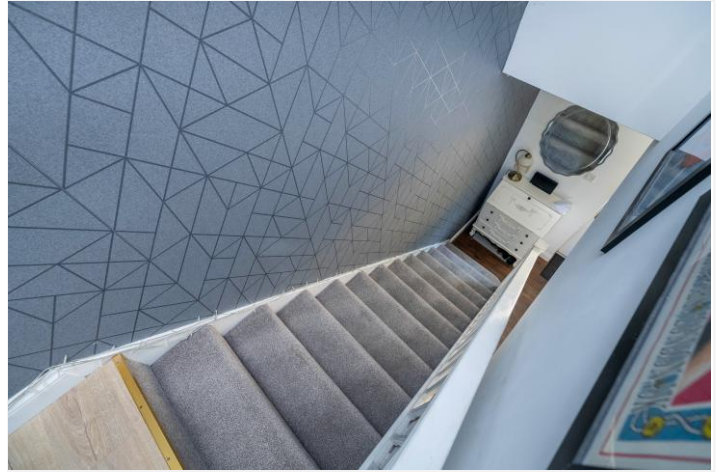
8'8 x 6'3 a good single bedroom or ideal home office with double glazed window to the rear aspect, recessed double wardrobe, radiator and power points.

BATHROOM

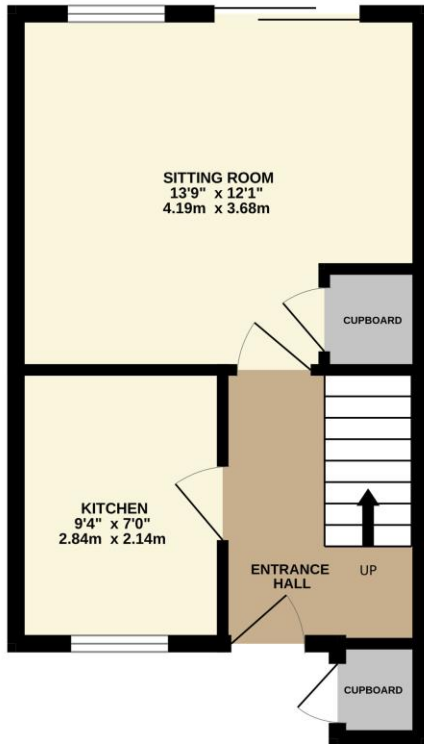
With frosted double-glazed window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin on vanity ledge and panel bath with rain shower over, heated towel rail, attractive subway style tiled splashbacks, extractor and wood effect flooring.

OUTSIDE

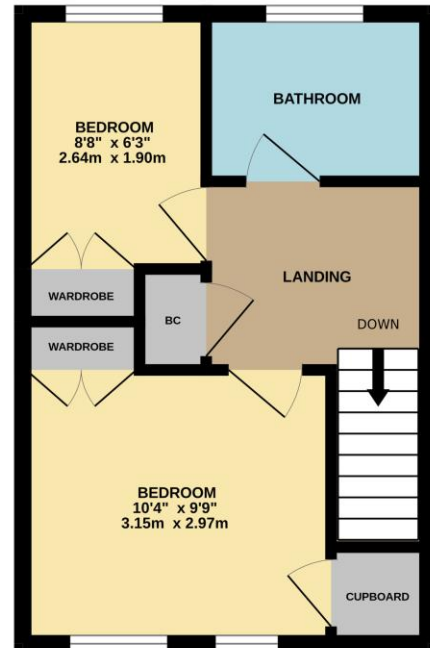
A fantastic location within the ever popular village of Baston, an individual barn style development, you enter through a covered archway with an open frontage to our property, allocated parking directly to the front with a second allocated parking space under a covered carport, the neat frontage has granite chippings with side pathway leading to gated access into the pretty rear gardens, enjoying a south westerly aspect and enclosed by panel fencing with patio seating area and steps up to a raised timber edged lawn with further gravelled seating area and a timber shed.



GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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