



**WHATTOFF WAY, BASTON, PE6 9QS**  
**£579,995 FREEHOLD**

A large and striking detached family home, well located within the ever-popular village of Baston along an attractive enclave across from open greens. Generous and versatile accommodation with five bedrooms, sizable family room/home office and stunning kitchen day room.

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## ACCOMMODATION

A wonderful location within the ever-popular village of Baston, a wide attractive frontage with extended parking and array of mature well-tended planting, you step up to the brand-new front porch with tiled canopy, with part glazed composite entrance door opening through to:

### ENTRANCE HALL

19'1 x 7'8 a striking reception greets you, a generous and open space with side stairs to the first-floor accommodation, radiator, power points and finished with engineered oak flooring.

### CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin, extractor fan, radiator, engineered oak flooring and ceiling spotlights.

### FAMILY ROOM/HOME OFFICE

17'1 x 12'6 a lovely bright and versatile reception room with dual UPVC windows to the front aspect and further UPVC windows to both side aspects, modern vertical radiator, power points and finished with warm wood effect flooring.

### SITTING ROOM

21'11 x 11'7 another generous reception room with UPVC box bay window to the front aspect and French doors leading into the garden room, feature fireplace with ornate tiled inlay and gas fire (unchecked), dual radiators, power points and finished with engineered oak flooring.

### KITCHEN DAY ROOM

23'4 opening to 31'9 into the boot room x 13'8 a stunning kitchen day room, recently reconfigured and opening up to maximize family time together, with double glazed window to the rear aspect and picture box bay window to the rear leading into the garden room. The kitchen

area comprises a modern range of base and eye level storage units, incorporating granite work surface with sink inset and swan neck tap over, integrated double oven and dual warming draws, integrated coffee machine, large central island unit with induction hob and bespoke breakfast seating, radiator, power points, tiled flooring the family space is finished with wood effect herringbone flooring and part panelled walls

### BREAKFAST AREA

8'3 x 7'8 opening to 31'9 a great space for the dog and storage with window to the side aspect and French doors onto the rear gardens, finished with tiled flooring, radiator and power points

### UTILITY ROOM

7'9 x 13'2 a fantastic space with window and part glazed door to the side aspect, comprising a bespoke range of base and eye level storage units, work surface with stainless steel sink inset, integrated full size fridge and full size freezer, large wine fridge, concealed boiler (replaced 2023) plumbing and space for washing machine, space for tumble dryer, tiled flooring, power points and walk in storage cupboard.

### GARDEN ROOM

14'7 x 11'2 finished with tiled flooring, underfloor heating and French doors to the side aspect.

### LANDING

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

### PRINCIPAL BEDROOM

19'11 x 13'9 a wonderful space with a lovely DRESSING AREA, window to the rear and side aspects, radiator, power points and TV point.

### EN SUITE

With frosted window to the side aspect, comprising a refitted quality three-piece suite, low level WC, wash hand basin and shower cubicle with rain shower over and chrome heated towel rail.

### BEDROOM

12'7 x 11'6 with attractive triangle UPVC window to the front aspect and dual Velux windows to the side, radiator and power points

### BEDROOM

11'8 x 13'10 another double bedroom with window to the rear aspect, radiator and power points

### BEDROOM

11'3 x 11'8 a good double bedroom with window to the rear aspect, radiator and power points.

### BEDROOM

11'8 x 7'10 with UPVC window to the front aspect, radiator and power points.

### BATHROOM

With frosted window to the side aspect, comprising a modern three-piece, low-level WC, wash hand basin and spa bath with shower over and curved screen, tiled splash backs, tiled effect flooring and chrome heated towel rail.

### OUTSIDE

Set in the ever-popular village of Baston, across from open greens, a wonderful wide frontage with a selection of shaped shrubs and lawn, extended off road parking and detached DOUBLE GARAGE with twin up and over doors, power, light and eaves storage, there is also an EV charging point. Gated access leads to the side and rear gardens, enclosed by panel fencing with shaped lawns, well stocked mature borders and wood edged gravel patio seating, with further lawns and timber decking to the side garden.



GROUND FLOOR  
1342 sq.ft. (124.7 sq.m.) approx.



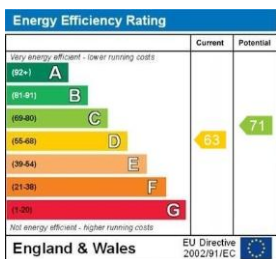
1ST FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA: 2429 sq.ft. (225.6 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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