



MAIN STREET, BASTON, PE6 9PB

£345,000 FREEHOLD

A wonderful family home superbly located enjoying a non-estate position within the ever-popular village of Baston, with mature gardens front and rear, three bedrooms and three reception rooms, additional utility room and ground floor shower room

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Set back from the roadway behind an attractive and mature frontage, you cross the drive and up to the UPVC entrance door opening through to:

ENTRANCE HALL

A warm and welcoming reception greets you, with stairs to the first-floor accommodation, understairs storage cupboard, radiator, power points and solid wood flooring

SITTING ROOM

12'11 x 12'6 a bright living room with UPVC picture window to the front aspect, feature limestone fireplace with cast wood burner inset, radiator power points, TV point, opening through to:

DINING ROOM

12' x 8'9 with UPVC French doors opening through to the garden room, radiator and power points.

GARDEN ROOM

12'2 x 10'7 a great addition to the living space, with UPVC French doors to the side aspect onto the rear gardens, finished with wood effect flooring, radiator, power points and TV point.

KITCHEN

10'11 x 8'6 with UPVC window to the rear aspect, comprising a range of base and eye level storage units, incorporating granite work surface with stainless steel 1 ¼ sink inset, freestanding range with extractor fan over, integrated dishwasher, fridge freezer space, power points, tiled flooring and

ceiling spotlights.

UTILITY ROOM

9'7 x 7'8 with part glazed UPVC door to the side aspect and UPVC window to the side, built in pantry unit, pedestrian door to the garage, power points, plumbing and space for washing machine and tiled flooring.

SHOWER ROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and shower cubicle with electric shower over, tiled flooring, heated towel rail and ceiling spotlights.

LANDING

With UPVC window to the side aspect, recessed airing cupboard and loft access with loft ladder.

BATHROOM

With dual UPVC windows to the rear aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with shower over, ½ tiled walls, heated towel rail, extractor fan and ceiling spotlights.

BEDROOM

12'1 x 9'9 a good double bedroom with UPVC window to the rear aspect, feature part panel wall, radiator and power points.

BEDROOM

13' x 11' another double bedroom with UPVC picture window to the front aspect with attractive views over the frontage and

stone cottages across the way, radiator and power points

BEDROOM

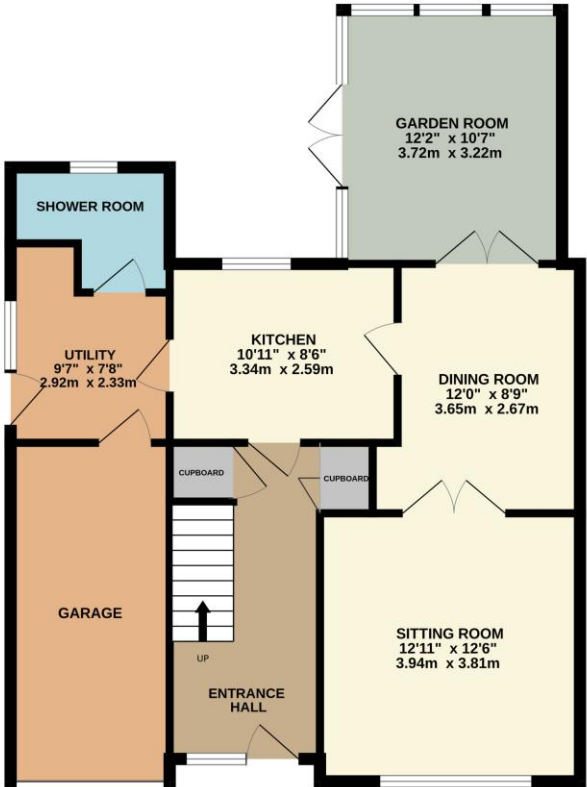
8'3 x 7'9 with UPVC window to the front aspect, radiator and power points.

OUTSIDE

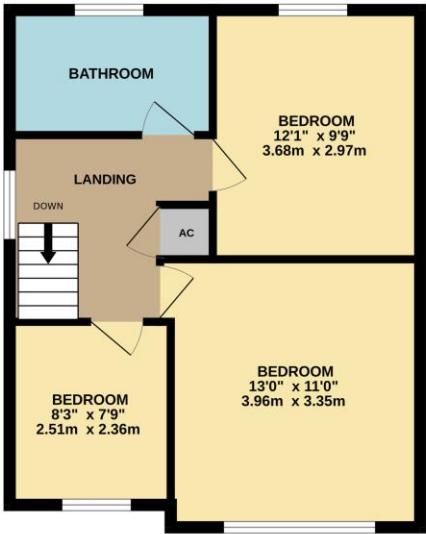
A fantastic location within the ever-popular village of Baston, a short stroll to the local primary school, the mature front is partially enclosed by mature hedging and trees, laid to lawn with Driveway offering off road parking leading to SINGLE GARAGE with up and over door, power and light connected. Gated side access leads to the rear gardens, again lovely and mature offering a good degree of privacy, laid to lawns with extended patio seating, raised decking, cultivated beds and timber shed.



GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.4 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		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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