



MAIN STREET, BASTON, PE6 9PB
£250,000 FREEHOLD

An established terrace family home within the ever-popular village of Baston, more than meets the eye with extended parking and sizable rear gardens, with a bright sitting room, kitchen diner and bathroom to the ground floor, three bedrooms and shower room upstairs.

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ACCOMMODATION

Cross the long frontage and the extended gravelled parking for at least for vehicles and up to the UPVC entrance door opening through to:

SITTING ROOM

15'8 (max) x 11'9 a bright reception room with UPVC window to the front aspect, feature recess for open fire (unchecked) radiator, power points, TV point and wood effect flooring.

KITCHEN DINER

13'7 x 7'11 another light space with dual UPVC windows to the rear aspect and part glazed door on to the rear courtyard and gardens beyond, comprising a range of base and eye level storage units, incorporating roll edge work surface with 1 ¼ sink inset, integrated double oven and four ring gas hob, plumbing and space for washing machine, plumbing and space for dishwasher, concealed boiler (replaced 2023) understairs storage cupboard, tiled effect flooring and

power points.

BATHROOM

With frosted UPVC window to the rear aspect, low level WC, wash hand basin set in vanity unit and tiled panel bath with wall mounted electric shower over, chrome towel rail and tiled effect flooring.

LANDING

With doors spanning out to:

SHOWER ROOM

Comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and corner shower cubicle with rain shower over, chrome heated towel rail, ceiling spotlights and tiled effect flooring.

BEDROOM

11'4 x 9'9 a good double bedroom with UPVC window to the front aspect, radiator and power points

BEDROOM

10' x 9'8 another double room with UPVC window to the rear aspect, radiator, power points and picture rail

BEDROOM

8'11 x 7'3 with UPVC window to the front aspect, loft access, radiator, power points and picture rail.

OUTSIDE

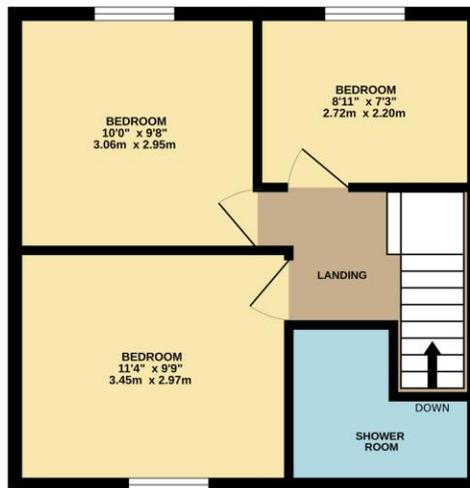
A wonderful location, within the ever-popular village of Baston, a short walk to the primary school and local post office/store, the frontage is partially enclosed by picket fencing and laid to gravel offering a double width driveway with parking for at least for vehicles. The rear gardens are split with an enclosed courtyard area with pebble borders and brick-built store building, access to the further rear gardens which have been mainly enclosed by fencing with patio seating area and long lawns stretching out to a raised decking area and chicken pen.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



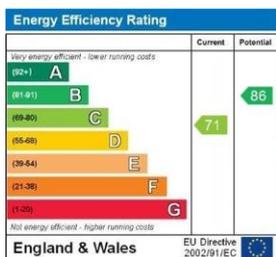
1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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