

Rosedale

16 MAYFIELD GARDENS, BASTON, MARKET DEEPING, PE6 9AX



£240,000

"No chain, two double bedroom semi detached home situated in the sought-after village of Baston"

- NO CHAIN
- BUNGALOW
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN/DINER
- OFF ROAD PARKING
- VILLAGE LOCATION
- SHOWER ROOM
- EPC ENERGY RATING C - COUNCIL TAX BAND B
- BAY FRONTED WINDOW
- OVER 55'S



PROPERTY HIGHLIGHTS

This two double bedroom semi-detached home is situated in the sought-after village of Baston.

Briefly comprising entrance hall, lounge with bay fronted window, kitchen/diner, two double bedrooms and a modern shower room.

Externally, there is a spacious enclosed rear garden with gated access to the front, and allocated off road parking.

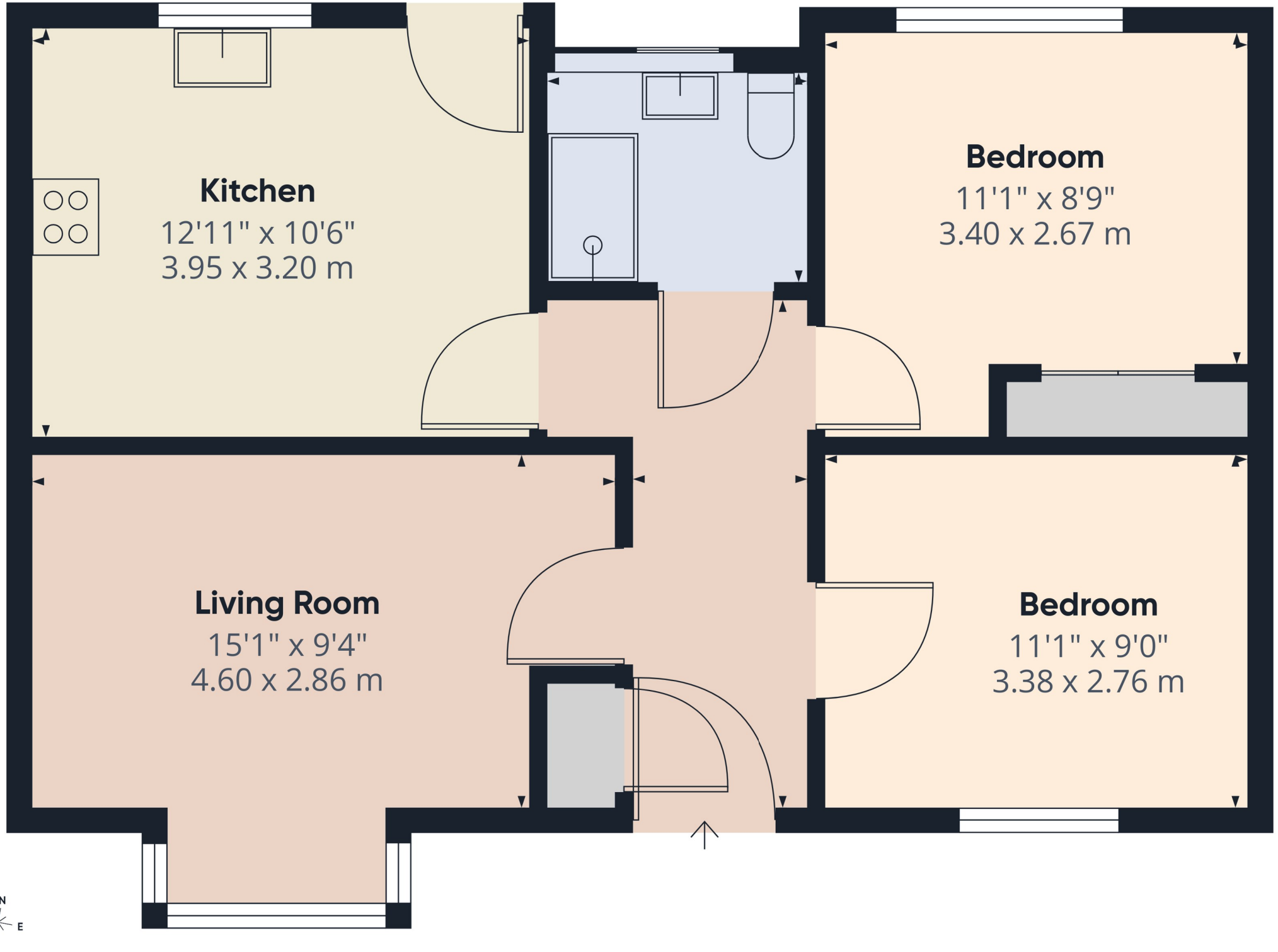
Agents Note: The maintenance charge for the year 2025/26 is £750.35.

2 Bedrooms 1 Bathroom 1 Reception



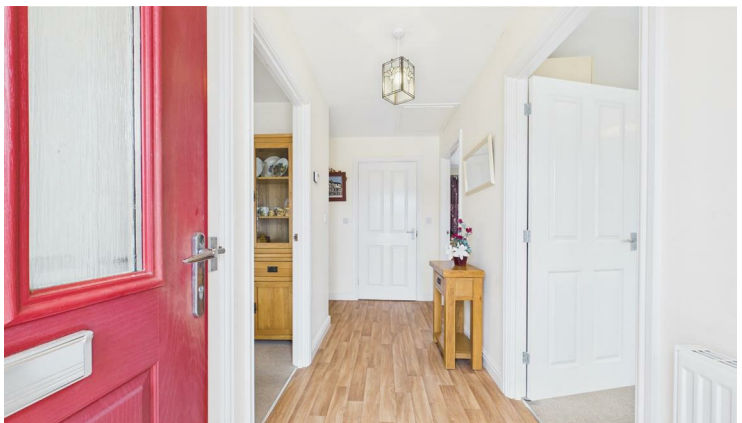





Kitchen
12'11" x 10'6"
3.95 x 3.20 m
Bedroom
11'1" x 8'9"
3.40 x 2.67 m
Living Room
15'1" x 9'4"
4.60 x 2.86 m
Bedroom
11'1" x 9'0"
3.38 x 2.76 m
N
W
E
S







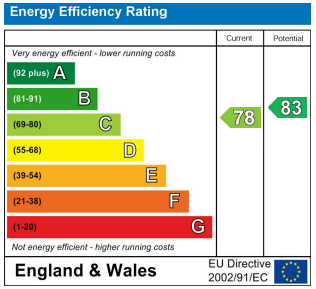


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** B

For the **MATERIAL INFORMATION REPORT** on this property select the link - 28826767

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.



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