



**MANOR DRIVE, BASTON, PE6 9PQ**

**£375,000 FREEHOLD**

A wonderful established and extended detached family home, well located within the village of Baston a short walk to the local primary school. A bright and spacious property with picture windows, with a long sitting room, generous kitchen diner, four bedrooms, shower room and en suite. Field views

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Set toward the end of a popular enclave within the sought after village of Baston, a short walk to the local primary school and amenities, you cross the extended double width driveway and up to the UPVC entrance door opening through to:

#### ENTRANCE PORCH

A place to kick off your shoes and hang your coat, with glazed double doors opening through to:

#### ENTRANCE HALL

A long light entrance hall greets you with stairs stretching up to the first-floor accommodation, radiator, power points and finished with tiled flooring.

#### SITTING ROOM

25'8 x 12'6 (max) 10'8 (min) another long light space with UPVC picture window to the front aspect and sliding patio doors onto the rear gardens, finished with wood effect flooring, feature fireplace with timber surround and open fire inset (unchecked) radiator, power points and TV point.

#### KITCHEN DINING

17' x 12'10 a cleverly extended room, a great space for the family to gather with UPVC window to the rear aspect and UPVC French doors opening onto the rear gardens, comprising a range of modern refitted base and eye level storage units incorporating straight edge work surface with sink inset and mixer tap over, integrated oven and hob, integrated dishwasher, integrated washing machine, fridge freezer space, finished with tiled flooring radiator, power

points and ample space for dining.

#### INNER LOBBY

With tiled flooring and pedestrian door to the garage/store

#### CLOAKROOM

With frosted UPVC window to the side aspect, comprising a two-piece suite, low level WC and wash hand basin set in vanity unit, ½ tiled walls, tiled flooring and wall mounted boiler.

#### LANDING

With recessed airing cupboard and loft access

#### BEDROOM

9' x 7'11 with UPVC window to the front aspect, recessed storage cupboard, radiator and power points

#### BEDROOM

13'1 x 10'10 a good double bedroom with UPVC window to the front aspect, fitted double wardrobe, radiator and power points

#### BEDROOM

9'11 x 10'11 another good double bedroom with UPVC window to the rear aspect, fitted double wardrobe, radiator and power points.

#### SHOWER ROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and walk in oversize shower with glass screen and electric shower over, tiled splashbacks and tiled flooring.

#### BEDROOM

15'3 x 7'11 a lovely room with UPVC window to the front aspect, finished with wood effect flooring, radiator and power points.

#### EN SUITE

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and double shower cubicle with electric shower over, fully tiled walls and wood effect flooring.

#### OUTSIDE

Well set within an established roadway, walking distance of the well regarded local primary school and post office. The frontage is partially enclosed by attractive white picket fencing and laid to lawn with inset shrubs and borders, extended double width driveway offering off road parking for several vehicles leading to a GARAGE/STORE with up and over door and space for your bikes. Gated side access leads to a good-sized rear garden, mainly enclosed by panel fencing, with long lawns and extended patio seating, mature shrub borders, neighbouring fields to the rear.

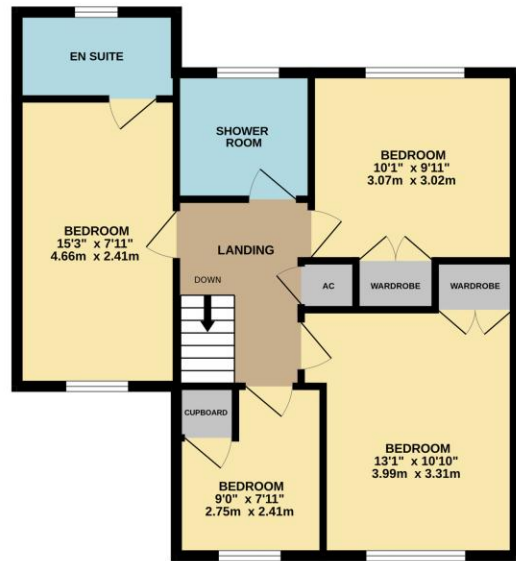




GROUND FLOOR  
767 sq.ft. (71.3 sq.m.) approx.



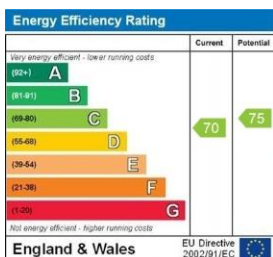
1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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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