

EST 1770



Longstaff.COM
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



21 Bede Road, Peterborough, Baston, Lincolnshire, PE6 9PZ

£340,000 Offers in Excess

- Detached Family House
- Enclosed Rear Garden
- Entrance Hallway, Cloakroom
- Family Bathroom
- Four Bedrooms

This property is situated in the popular village of Baston just 6 miles from Bourne. Baston benefits from a local post office and village shop, a primary school and two pubs. There are regular bus links to Bourne, Stamford and Peterborough. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Accommodation

Front door opening to Entrance hallway, Radiator, ceramic floor tiles.

Kitchen

9' 6" x 15' 2" (2.90m x 4.62m) A wow factor Kitchen opening through to Dining Area. Fitted wall mounted and floor standing cupboards including deep pan drawers and carousel units and a large larder style cupboard, complimentary sub-quartz fitted worktops, inset FRANK sink with mixer taps and moulded draining board, eye level electric oven with warming plate under, microwave oven above, integrated dishwasher and fridge and freezer (All appliances in the Kitchen are NEFF) ceramic hob (Please note although the current sellers do not have an extractor fan there is wiring above the hob to have one fitted if required) floor level spot lights. inset ceiling spot lights, ceramic floor tiles with under floor heating. oak cupboard open through to Dining Room.



Lounge

16' 3" max x 13' 7" (4.95m x 4.14m) Stairs to first floor with under stairs storage space, TV point, radiator, wall mounted thermostatic heating control.

Dining Room

9' 1" x 10' 1" (2.77m x 3.07m) TV point, ceramic floor tiles, radiator, French doors opening to outside.

Utility Room

5' 6" x 9' 0" (1.68m x 2.74m) Fitted wall mounted and floor standing cupboards including tall oak cupboard with useful deep drawers under, with complimentary sub-quartz fitted worktops and splash backs, inset one and a quarter bowl sink and drainer with mixer taps, integrated washing machine and integrated tumble dryer, ceramic floor tiles with under floor heating, wall mounted digital heating control, inset ceiling spot lights, part glazed door to rear.

Cloakroom

Low level WC with concealed flush, wall mounted wash hand basin, radiator, ceramic floor tiles.

Landing

Access to roof storage space which is part boarded, airing cupboard housing hot water tank and shelving.

Bedroom 1

8' 11" x 12' 6" (2.72m x 3.81m) Telephone point, radiator, window to front and rear.

Bedroom 2

8' 8" x 12' 1" (2.64m x 3.68m) Radiator, window to front.

Bedroom 3

10' 1" x 9' 4" (3.07m x 2.84m) Built in double wardrobe, TV point, radiator, window to rear.

Bedroom 4

7' 4" x 8' 8" (2.24m x 2.64m) Radiator, window to front, door to Bedroom 1.

Family Bathroom

Panelled bath with mains shower with pump over, plus mixer shower attachment, wash hand basin with water fall tap, vanity drawers under with electric tooth brush charger, low level WC with concealed flush, chrome heated ladder towel rail, fully tiled walls, ceramic floor tiles, inset ceiling spot lights.

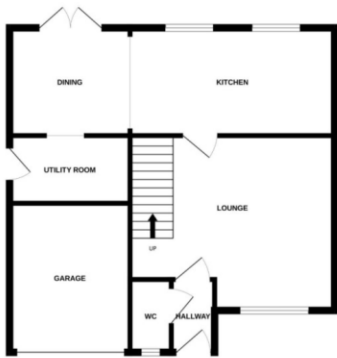
Garden

The front of this property is open plan. A good size gravelled driveway provides ample off road parking for several cars and leads to the part converted garage with an electric up and over door. A timber gate at the side of the house gains access to the fully enclosed rear garden. The rear garden benefits from a paved patio and a shaped lawn with shrub borders. In the bottom left hand corner of the garden is a decked seating area with a pergola over. To the opposite side of the garden is a good size shed with power and light connected.

Part Converted Former Garage

11' 2" x 9' 11" (3.40m x 3.02m) Electric garage door, power and light connected.





TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S-3192782

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
 23 North Street
 Bourne
 Lincolnshire
 PE10 9AE

CONTACT

T: 01778 420406
 E: boume@longstaff.com
 www.longstaff.com

