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Eckfords



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

£375,000 - Freehold

Property Summary

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.

Features

- Detached Family House
- Entrance Hallway, Cloakroom
- Lounge
- Wow Factor Kitchen/Dining Room
- Utility Room
- Four Bedrooms
- Family Bathroom
- Enclosed Rear Garden



Room Descriptions

Ground Floor

Accommodation

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

Cloakroom

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

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.

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. cloak cupboard open through to Dining Room.

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 cloak 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.

First Floor

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.



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, corridors, stairs and any other areas are approximate and are not intended to be used for any legal, planning or other purposes. This plan is for illustrative purposes only and should be used as such for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given. Made with SketchUp 2024



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |