



1 GREATFORD ROAD
BASTON



Country life combines with the comfort and luxury of new build living, at No. 1, Greatford Road, a handsome, timber frame, four-bedroom home built in 2023, retaining its modern, box fresh feel within.

Conveniently located just minutes from Bourne Grammar School and with easy access to Market Deeping, Stamford and Peterborough, No. 1 Greatford Road balances connectivity with accessibility to the great outdoors; surrounded by countryside to explore and within easy reach of the nearby Truesdale Equestrian Centre and Tallington Lakes.

FRESH AND CONTEMPORARY

Set back from the road, pull along the driveway, where external lighting creates a stunning display by night. No. 1 Greatford Road, with its timber frame construction and blend of stone and brick exterior, combines country charm and character with the efficiency and warmth of a new build, meeting modern day high standards of insulation and energy performance.

Parking is available on the large driveway, and also within the large double garage ahead.

Spacious and bright, the double height of the entrance hallway ensures an airy feel upon arrival home, while underfloor heating throughout the ground floor creates a warm welcome.



CULINARY DELIGHTS

A true chef's kitchen, directly ahead from the entrance hallway, emerge into the heart of the home – the modern, open plan family kitchen. Wine, dine and unwind, with ample space for a dining table to the centre of the room, a large central island to the left offers informal breakfast bar seating, with integrated drinks fridges at arms' reach underneath.

Further fitted appliances include an integrated dishwasher, a bank of four ovens, microwave and induction hob. There is also space for an American-style fridge freezer. Above the spacious central island, which looks out over the dining area enabling you to host and chef easily, feature lighting shines down. Deep drawers and cupboards provide plenty of storage space, with plenty of space to slice and dice ingredients on the solid wood worktops.



PRACTICAL PLACES

A handy 'back kitchen' area, accessed off the kitchen, provides additional storage space, which also offers access to the ground floor cloakroom. Off here, there is a further utility room with plumbing for a washing machine and dryer, and access out to both the integral double garage and the garden.



FLAIR AND FLOW

Bathed in light, the family room opening up from the kitchen connects to the private and peaceful garden through bifolding doors, whilst a series of Velux windows in the vaulted ceiling above shower light down.

WHAT THE OWNER LOVES
"The open plan kitchen is perfect for socialising with family and friends – throwing open the bifolds in the summer makes for fabulous indoor / outdoor flow."



LET THERE BE LIGHT...

Working from home is comfortable and convenient at No. 1, Greatford Road, with a home office to be found off the family room, tranquilly tucked away from the main flow of the home.

Returning to the entrance hallway, double doors open to the formal sitting room, cosily carpeted underfoot and with floor to ceiling windows overlooking the front of the home.



SOAK AND SLEEP

A Jack and Jill bathroom with modern freestanding bathtub can be accessed off the landing and a second spacious double bedroom with double built-in wardrobes.

A third double bedroom again features fitted storage alongside a shower room en suite, with a capacious guest suite available at the end of the landing, overlooking the large garden and served by its own private en suite with corner bathtub and separate walk-in shower.



What we love
With ample space, high-end finishes, and future potential for expansion, No. 1 Greatford Road offers the perfect blend of comfort, style, and flexibility, making it the ideal retreat for those who love to entertain and embrace the great outdoors.



Should additional space be required, the essential services are already installed to add two further bedrooms and a bathroom in the loft.



ENTERTAIN OUTDOORS

A home made for sociable times, entertain indoors and out, with a large freshly laid terrace furnished with a hot tub point directly accessed from the open plan kitchen.

Securely fenced and with plenty of lawn space, the garden is perfect for impromptu rounders matches or penalty shoot outs!

South facing, soak up the sunshine and entertain until late in the evening in summertime.



THE FINER DETAILS

Freehold
 Detached
 Constructed 2023
 Plot approx. 0.23 acre
 Gas central heating

Mains electricity, water and sewage
 South Kesteven District Council,
 tax band F
 EPC rating B

Ground Floor: approx. 167 sq. metres (1795 sq. feet)
 First Floor: approx. 139 sq. metres (1492 sq. feet)
 Total area: approx. 305 sq. metres (3287 sq. feet)



NEAR AND FAR

Home to a vibrant and supportive village community, the village of Baston has so much to offer buyers seeking an idyllic rural lifestyle with ease of access to superb education, outdoor lifestyle opportunities and convenient transport links to the rest of the UK.

Alongside the nearby church of St John the Baptist, you'll find a primary school, village shop with Post Office, village hall, children's play area, sports pitches and tennis courts available for hire.

Enjoy getting together with friends over dinner and drinks at one of the village's two pubs, The White Horse a moment's walk from The Old Hall, and The Black Horse, just a five minute walk away. Waterside Garden Centre on the edge of the village offers

a huge selection of plants, garden furniture and homewares, as well as a butcher and restaurant.

For schooling, choose from the village primary school with secondary education at Bourne Grammar School, Arthur Mellows Village College and The King's School in nearby Peterborough. Independent options include Kirkstone House, Copthill Independent Day School, Witham Hall and the Stamford Endowed Schools.

Located just off the A15, the nearby market towns of Market Deeping, Bourne and Stamford are close by for an extensive range of shops, supermarkets, restaurants and amenities. Rail links from Peterborough take you to London King's Cross in under an hour.

LOCAL DISTANCES

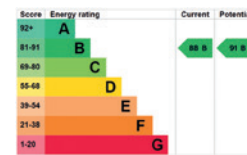
Market Deeping
 3 miles (7 minutes)

Bourne
 4.5 miles (12 minutes)

Witham on the Hill
 6 miles (12 minutes)

Stamford
 8 miles (20 minutes)

Peterborough
 12 miles (24 minutes)



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