

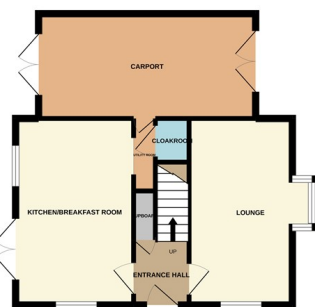


5 Holloway Avenue, Bourne, Lincolnshire PE10 0DG

£260,000

GROUND FLOOR

1ST FLOOR



*****MODERN THREE/FOUR BEDROOM STAMFORD HOMES BUILT DETACHED FAMILY HOME WITH ENSUITE TO MASTER BEDROOM*****
Offers are invited in excess of £260,000 for this detached property is located on the South side of Bourne town on a small and very popular development with easy access to Tesco's and the Grammar school. The current owners have retained a quirky and versatile sitting room/study landing as originally built by the builders which has a Juliet balcony overlooking the rear garden. In a number of these properties the arch has been replaced with a more traditional door to provide a more conventional 4th bedroom. The property downstairs benefits from a kitchen/diner, lounge, utility room and cloakroom. Outside there is a car port providing off street parking and an enclosed rear garden." EPC Rating C/ Council Tax Band C

ENTRANCE HALLWAY

Stairs to first floor landing, cupboard, radiator.

LOUNGE

15' 3" x 8' 5" (4.65m x 2.57m) (approx.) UPVC double glazed window to side aspect, UPVC double glazed bay window to front aspect, radiator.

KITCHEN/BREAKFAST ROOM

15' 3" x 9' 6" (4.65m x 2.90m) (approx.) Fitted with a range of base, drawer and wall mounted units, stainless steel sink unit with mixer tap over, integrated oven hob with extractor fan over, space for fridge, integrated dishwasher, radiator, space and plumbing for washing machine, Amtico flooring, UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect, UPVC double glazed French doors to rear garden.

UTILITY ROOM

Base units, Amtico flooring and space and plumbing for washing machine.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising low level WC, wash hand basin, tiled floor, radiator, part tiled.

LANDING

Airing cupboard.

BEDROOM ONE

12' 9" x 8' 6" (3.89m x 2.59m) (approx..) UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, radiator, built in wardrobe.

ENSUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level WC, part tiled walls, radiator, extractor fan, Amtico flooring and UPVC double glazed window to front aspect.

BEDROOM TWO

10' 8" x 10' 5" (3.25m x 3.17m) (approx.) UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, radiator.

BEDROOM THREE

8' 6" x 7' 5" (2.59m x 2.26m) (approx.) UPVC double glazed window to rear aspect, radiator.

SITTING ROOM/BEDROOM FOUR

8' 6" x 11' 8" (2.59m x 3.56m) (approx.) UPVC double glazed French doors with Juliet balcony, UPVC double glazed window to side aspect, radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin. Amtico flooring and UPVC double glazed window to rear aspect.

OUTSIDE

The front garden is open plan with gravelled area.

To the side of the property there is a car port providing off street parking.

The enclosed rear garden is mainly laid to lawn, paved patio with mature shrubs and flower borders.

AGENT NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

