



1 The Brambles, Bourne, Lincolnshire PE10 9TF

£375,000



Modernised Detached Family Home Rosedale are delighted to present this very desirable style of family home, located in one of Bourne's most sought-after areas. The property has been updated throughout and features a lovely, welcoming entrance hall. Schools and local amenities are easily accessible, as are scenic countryside walks. This property boasts four good-sized bedrooms, with the main bedroom offering fitted wardrobes and an en-suite. There is also a larger-than-average, fully tiled family bathroom. Downstairs includes an extended kitchen/breakfast room, utility room, and cloakroom. Additionally, there is a dual-aspect lounge/diner, which provides a light and airy feel. Outside, there are front and rear Westerly-facing gardens, along with driveway parking leading to a half garage. Properties of this type rarely come to the market, so arrange your viewing today! EPC Energy Rating: C - Council Tax Band: E

ENTRANCE HALL

Composite door to front, wood flooring, stairs to first floor, radiator and coving.

LOUNGE

14' 8" x 12' 1" (4.47m x 3.68m) (approx.) UPVC bay window to front, wood flooring, radiator and arch to:

DINING ROOM

12' 2" x 9' 9" (3.71m x 2.97m) (approx.) UPVC French doors to garden, wood flooring and radiator.

KITCHEN

12' 1" x 9' 7" (3.68m x 2.92m) (approx.) Fitted with a range of base and eye level units, quartz worktop, integrated oven, induction hob, extractor fan, integrated microwave, integrated fridge freezer, integrated dishwasher, pantry, downlighting, UPVC window to rear and arch to breakfast area.

BREAKFAST AREA

14' 0" x 8' 7" (4.27m x 2.62m) (approx.) Radiator, downlighting, UPVC window to side and glazed door to garden.

UTILITY AREA

5' 0" x 4' 10" (1.52m x 1.47m) (approx.) Fitted with a base and eye level units, plumbing and space for washing machine and tumble dryer, heated towel rail and door to half garage.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, heated towel rail and downlighting.

LANDING

Loft access and cupboard.

BEDROOM ONE

13' 11" x 11' 5" (4.24m x 3.48m) (approx.) UPVC window to front, fitted wardrobes, radiator and coving.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, fully tiled walls, heated towel rail, shaver point, glass screen and UPVC window to front.

BEDROOM TWO

15' 6" x 8' 6" (4.72m x 2.59m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

13' 0" x 11' 4" (3.96m x 3.45m) (approx.) UPVC window to front, radiator, coving and downlighting.

BEDROOM FOUR

9' 8" x 7' 8" (2.95m x 2.34m) (approx.) UPVC window to front, radiator, coving and downlighting.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, extractor fan, fully tiled walls, heated towel rail and downlighting.

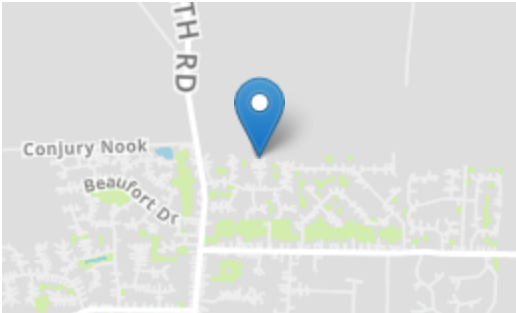
OUTSIDE

The rear garden is mainly laid to lawn with paved patio, mature shrubs, shed, enclosed by fencing and gated side access.

The front of the property is laid to lawn with mature shrubs and trees, off road parking for two vehicles and stone chips.

AGENTS 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.



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

