







10 Wisteria Way, Bourne, Lincolnshire PE10 9SY



\*\*\* LARGE DETACHED FAMILY HOME \*\*\* Rosedale are delighted to offer this executive property to the market located in a sought area of Bourne. The property sits within a corner plot tucked away in a cul-de-sac. There is a private gravel driveway leading to the parking area and double garage. The property has five double bedrooms, two with ensuites and a four piece family bathroom. Downstairs there are two receptions, a dual aspect lounge, kitchen/breakfast, utility, and cloakroom. The rear and side gardens have been extremely well maintained with a composite seating area, as well as a lovely decking area. The property has newly fitted solid oak doors and is well presented throughout it would be ideal for a growing family. To fully appreciate this home viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band E.

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#### **ENTRANCE HALL**

UPVC half glazed door to front, tiled flooring, dado rail, stairs to first floor and two cupboards.

#### **CLOAKROOM**

Fitted with a two piece suite comprising WC and wash and basin, tiled flooring, radiator, part tiled walls and UPVC window to side.

#### LOUNGE

23' 5" x 13' 4" (7.14m x 4.06m) (approx.) L-Shape, UPVC window to front, wood burner, modern radiator and UPVC French doors to garden.

#### **KITCHEN/BREAKFAST**

15' 0" x 11' 2" (4.57m x 3.40m) (approx.) Fitted with a range of made to measure solid oak base and eye level units, stainless steel sink unit, electric fan oven, gas hob, radiator, space for fridge freezer and UPVC windows to front and side.

#### **DINING ROOM**

11' 9" x 11' 7" (3.58m x 3.53m) (approx.) UPVC French doors to garden, radiator and dado rail.

#### UTILITY ROOM

8' 1" x 8' 1" (2.46m x 2.46m) (approx.) Fitted with a range of base units, stainless steel sink unit, upstands, new wall mounted gas boiler fitted in Oct 2024, plumbing and space for washing machine, fridge freezer space, pantry, radiator, tiled flooring, UPVC window to side and UPVC door to garden.

#### LANDING

UPVC window to front, loft access, dado rails and two wall mounted light fittings.

#### **BEDROOM ONE**

17' 8" x 13' 2" (5.38m x 4.01m) (approx.) UPVC windows to front and rear, radiator, artex, coving and fitted wardrobe.

#### ENSUITE

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, part tiled walls, extractor fan, artex, coving, heated towel rail and loft access.

### **BEDROOM TWO**

13' 10" x 11' 9" (4.22m x 3.58m) (approx.) UPVC window to rear, radiator, artex and coving.

#### ENSUITE

The front of the property has a large gravel Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, tiled driveway with parking for multiple cars, fencing flooring, heated towel rail, extractor fan and and hedging. UPVC window to side.

The South facing rear garden is laid to lawn, with **BEDROOM THREE** recently relaid paved patio to the side, a shed, 11' 10" x 11' 5" (3.61m x 3.48m) (approx.) UPVC composite decking, seating area, enclosed by window to rear, artex, coving and radiator. fencing and has gated side access.

#### **BEDROOM FOUR**

15' 1" x 8' 5" (4.60m x 2.57m) (approx.) UPVC Bay window to front and radiator.

### **BEDROOM FIVE**

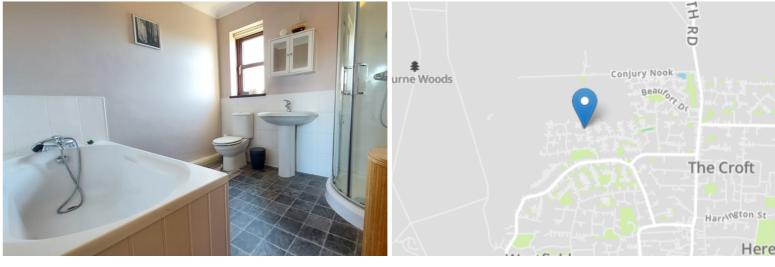
10' 2" x 8' 2" (3.10m x 2.49m) (approx.) UPVC window to front, radiator, artex and coving.

#### BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, part tiled walls, artex, coving, heated towel rail, extractor fan and UPVC window to side.



ned or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by y for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide on



#### OUTSIDE

#### **DOUBLE GARAGE**

Light, power, courtesy door to rear, window to rear and electric roller door.

#### 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.

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