



30 Northfields, Bourne, Lincolnshire PE10 9DB

£310,000



ONE OF BOURNE'S MOST SOUGHT-AFTER LOCATIONS - OFFERS OVER £310,000 Rosedale Property Agents are delighted to present to the market this lovely, well-presented detached family home, originally built by Alison Homes and situated in one of Bourne's most desirable areas. The property has been well maintained and thoughtfully improved, featuring an extended and refitted kitchen/breakfast room, a separate utility room and a modern, well-proportioned wet room/shower room. The lounge benefits from a feature bow window to the front, a square arch leading to the dining area and access to a conservatory. Upstairs, the property offers three generously sized bedrooms and a family bathroom. Set back from the road, the home benefits from driveway parking to the front, a part-converted garage, and gated access to the rear garden. The southerly-facing rear garden is extremely well maintained and provides an ideal outdoor space to enjoy throughout the year. Early viewings are highly recommended to fully appreciate everything this home has to offer. EPC Rating: TBC | Council Tax Band C.

ENTRANCE PORCH

UPVC door to front and two UPVC windows to front.

ENTRANCE HALL

UPVC door to front, two UPVC windows to front, stairs to first floor, radiator, dado rail and two cupboards.

KITCHEN/DINER

17' 1" x 9' 11" (5.21m x 3.02m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, upstands, eye level oven, hob, extractor fan, integrated fridge, radiator, downlighting, half glazed door to side and two UPVC windows to rear.

UTILITY

7' 8" x 3' 11" (2.34m x 1.19m) (approx.) Freezer space, plumbing and space for washing machine and tumble dryer and radiator.

CLOAKROOM/SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail and UPVC window to side.

LOUNGE

15' 1" x 12' 3" (4.60m x 3.73m) (approx.) UPVC bay window to front, feature fireplace, radiator and wall mounted light fittings.

DINING AREA

11' 4" x 9' 7" (3.45m x 2.92m) (approx.) Radiator and UPVC doors to:

CONSERVATORY

10' 4" x 8' 2" (3.15m x 2.49m) (approx.) UPVC Construction, pitched roof, tiled flooring and UPVC French doors to garden.

LANDING

UPVC window to side and dado rail.

BEDROOM ONE

15' 2" x 10' 10" (4.62m x 3.30m) (approx.) UPVC window to front and radiator.

BEDROOM TWO

11' 7" x 10' 10" (3.53m x 3.30m) (approx.) UPVC window to rear, radiator, laminate flooring and loft access.

BEDROOM THREE

9' 5" x 7' 5" (2.87m x 2.26m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, fully tiled walls, heated towel rail and UPVC window to rear.

PART GARAGE

Up and over door, storage for bikes only.

OUTSIDE

The rear garden is mainly laid to lawn with paved patio, flower boarders, green house, gated side access and enclosed by fencing.

There is a driveway to the front, with off road parking leading to the garage.

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.

