



3 Brackley Close, Bourne, Lincolnshire PE10 9PW

£350,000



*** EXTENDED DETACHED FAMILY HOME*** Rosedale are delighted to bring to the market this spacious well presented family home. The property is located in a very sought after area of Beaufort Drive, within easy access to Bourne town centre and on a bus route. The property is set back from the road within a cul sac location. This lovely home has four bedrooms, main with ensuite and a family bathroom. Downstairs there is a porch leading to the entrance hall, cloakroom, double doors to lounge, spacious fully fitted kitchen and dining area leading to the garden room. Outside there is a fully enclosed well maintained rear garden, to the front there is a driveway with ample off road parking leading to the garage. To fully appreciate this opportunity viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band D.



PORCH

Half glazed door to front, window to front and exposed brick walling.

ENTRANCE HALL

Half glazed door to front, laminated flooring, stairs to first floor, radiator and double doors to lounge.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, radiator and extractor fan.

LOUNGE

16' 4" x 10' 8" (4.98m x 3.25m) (approx.) Laminated flooring, fireplace, two radiators and UPVC window to front.

KITCHEN/BREAKFAST

16' 5" x 10' 0" (5.00m x 3.05m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated double oven, hob, integrated fridge freezer, part tiled walls, downlighting, UPVC window to rear, half glazed door to rear and door to garage.

DINING/SITTING ROOM

22' 9" x 8' 8" (6.93m x 2.64m) (approx.) Laminated flooring, two radiators, UPVC window to rear and UPVC French doors to garden.

LANDING

Two cupboards

BEDROOM ONE

16' 8" x 10' 8" (5.08m x 3.25m) (approx.) UPVC window to front and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, radiator, tiled walls, shaver point, tiled flooring and UPVC window to front.

BEDROOM TWO

11' 9" x 7' 11" (3.58m x 2.41m) (approx.) UPVC window to front, radiator and wardrobe.

BEDROOM THREE

9' 11" x 8' 11" (3.02m x 2.72m) (approx.) UPVC window to rear and radiator.

BEDROOM FOUR

9' 8" x 6' 8" (2.95m x 2.03m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, part tiled walls, tiled flooring and heated towel rail.

OUTSIDE

The front of the property is laid to lawn with mature shrubs and trees and there is a driveway with off road parking leading to the garage.

The rear garden is laid to lawn with paved patio, seating area, enclosed by fencing and gated side access.

SINGLE 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.

