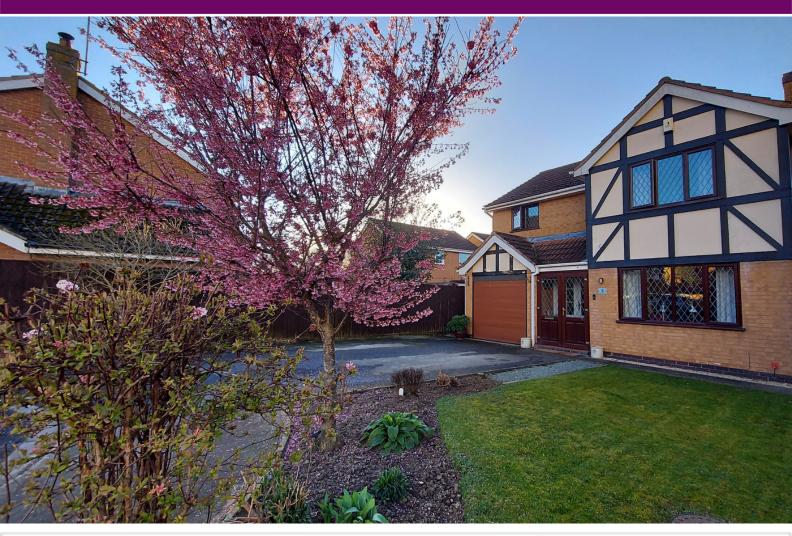


'Making your move easier'



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.

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т: 01778 420011



'Making your move easier'

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" \times 10' 8" (4.98m \times 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

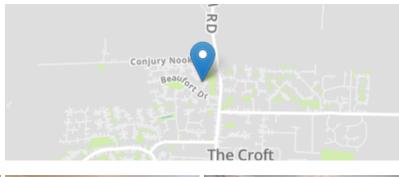
The front of the property is laid to lawn with mature shrubs and trees and there is a driveway with off road parking leading to the garage.

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.





Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and occuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only. 12 North Street Bourne, PE10 9AB T: 01778 420011