



12 Newlands Road, Haconby, Bourne, Lincolnshire PE10 0UT

£290,000



DETACHED FAMILY HOME Rosedale Property Agents are delighted to offer to the market this spacious home in Haconby which is a very sought after village just North of Bourne with a popular pub. The property is situated towards the end of a cul-de-sac and boasts four double bedrooms with ensuite to the main and a family bathroom upstairs. Downstairs there is an entrance hall with cloakroom off, kitchen and lounge. The property also benefits from a separate dining room, utility room and conservatory. There is additional parking to the front leading to the garage, with gated access to the low maintenance, fully enclosed rear garden. To fully appreciate this lovely property, viewings are highly recommended. EPC Energy Rating currently unavailable/Council Tax Band D.



ENTRANCE HALL

UPVC door to front, laminate flooring, modern storage heater with individual timer and thermostat and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls and UPVC window to front.

LOUNGE

16' 9" x 11' 7" (5.11m x 3.53m) (into bay) (approx.) Laminate flooring, coving, fireplace, wall mounted light fittings, two modern storage heaters both with an individual timer and thermostat and double doors to dining room.

DINING ROOM

10' 9" x 10' 5" (3.28m x 3.17m) (approx.) Laminate flooring, coving, modern storage heater with individual timer and thermostat and patio door to conservatory.

CONSERVATORY

12' 4" x 8' 8" (3.76m x 2.64m) (approx.) UPVC construction, laminate flooring, exposed brick walling and door to garden.

KITCHEN

10' 9" x 10' 3" (3.28m x 3.12m) (approx.) Fitted with a range of base and eye level units, 1 1/2 sink unit with mixer tap, part tiled walls, integrated oven, hob with extractor fan over, plumbing for dishwasher, cupboard under stairs, laminate flooring, modern storage heater with individual timer and thermostat and UPVC window to rear.

UTILITY ROOM

10' 0" x 5' 2" (3.05m x 1.57m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, plumbing and space for washing machine and tumble dryer, space for fridge freezer, laminate flooring, modern storage heater with individual timer and thermostat, UPVC window to rear, glazed door to rear and door to garage.

LANDING

Airing cupboard and loft access.

BEDROOM ONE

16' 9" x 11' 5" (5.11m x 3.48m) (approx.) (into bay) UPVC bay window to front and modern storage heater with individual timer and thermostat.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over, 1/2 tiled walls, heated towel rail and UPVC window to front.

BEDROOM TWO

11' 4" x 11' 4" (3.45m x 3.45m) (approx.) UPVC window to rear and modern storage heater with individual timer and thermostat.

BEDROOM THREE

13' 4" x 8' 9" (4.06m x 2.67m) (approx.) UPVC window to front and modern storage heater with individual timer and thermostat.

BEDROOM FOUR

13' 5" x 7' 11" (4.09m x 2.41m) (approx.) UPVC window to rear and modern storage heater with individual timer and thermostat.

BATHROOM

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

SINGLE GARAGE

Integrated garage with up over door, power and lights connected and door to utility room.

OUTSIDE

Paved frontage and tarmac drive leading to single garage with off road parking.

The rear garden is paved with gravel and stone chips, gated side access and enclosed by fencing.

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.

