



4 Lingfield Park, Bourne, Lincolnshire PE10 0ZD

£425,000



GUIDE PRICE £425,000-£450,000....IMMACULATE DETACHED FAMILY HOME WITH FOUR DOUBLE BEDROOMS AND DOUBLE GARAGE This showroom standard detached family home in Elsea Park benefits from a beautiful entrance hallway with a centre staircase, a downstairs cloakroom, lounge, snug/dining room with double doors leading to a stunning kitchen/diner and utility room. Upstairs there are four double bedrooms, two with an ensuite shower room and a further family bathroom. Outside there is a fully enclosed, non-overlooked garden. The property is located at the end of a private driveway and offers parking for multiple cars, a double garage and views over a green to the front. To fully appreciate this property, viewings are highly recommended. FPC Energy Rating B/Council Tax Band E.

ENTRANCE HALL

Stairs to first floor, radiator, under stairs storage cupboard, UPVC double glazed window to front aspect and wood effect tiled flooring.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising WC, hand wash basin, UPVC double glazed window to front aspect, radiator and wood effect tiled flooring.

LOUNGE

11' 08" x 18' 05" (3.56m x 5.61m) (approx.) UPVC double glazed window to front aspect, UPVC double glazed French doors to garden, electric fire point with wooden fireplace, and two radiators.

DINING ROOM/SNUG

10' 5" x 10' 1" (3.17m x 3.07m) (approx.) UPVC double glazed window to front aspect, radiator and double doors to dining room.

OPEN PLAN KITCHEN/DINING

28' 0" max x 16' 1" max (8.53m x 4.90m) (approx.) Fitted with a range of high quality base and eye level units, matching island with storage units under, integrated fridge freezer and dishwasher, double oven, electric hob with stainless steel extractor fan over, fitted worktops, 1.25 stainless steel drainer sink. Three UPVC double glazed windows to side aspect, UPVC double glazed French doors to garden, under floor heating, radiator, under stairs storage cupboard and wood effect tiled flooring.

UTILITY ROOM

5' 1" x 7' 1" (1.55m x 2.16m) (approx.) Fitted with a range of base and eye level units, fitted worktop, stainless steel sink with mixer tap, plumbing and space for washing machine and tumble dryer, radiator, wood effect tiled flooring and door to garden.

LANDING

Galleried landing with UPVC double glazed window to rear garden, radiator, storage cupboard and airing cupboard housing the hot water tank.

BEDROOM ONE

19' 0" x 10' 6" (5.79m x 3.20m) (max.) (approx.) Fitted with a range of mirror fronted fitted wardrobes, radiator and UPVC double glazed window to rear aspect.

ENSUITE SHOWER ROOM

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

BEDROOM TWO

13' 6" x 10' 2" (4.11m x 3.10m) (approx.) Double glazed window to front aspect and radiator.

ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and double size shower cubicle and heated towel rail.

BEDROOM THREE

14' 1" x 10' 5" (4.29m x 3.17m) (approx.) UPVC double glazed window to front aspect, radiator and loft access.

BEDROOM FOUR

10' 5" x 10' 1" (3.17m x 3.07m) (approx.) UPVC double glazed window to side aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and panel bath with shower over. Heated towel rail and UPVC double glazed window to side aspect.

OUTSIDE

The property is located at the end of a private driveway and offers parking for multiple vehicles and views over the green area to the front of the property. There are established shrubs alongside the footpath which leads to the front door.

The rear garden is mainly laid to lawn and is fully enclosed and non-overlooked. There is a slabbed patio area and further decked patio area with inset lights, outside tap, outside electric point, lighting, side gate leading to a storage area with storage shed and further gate leading to the driveway.

There is also a hot tub which will be available by separate negotiation.

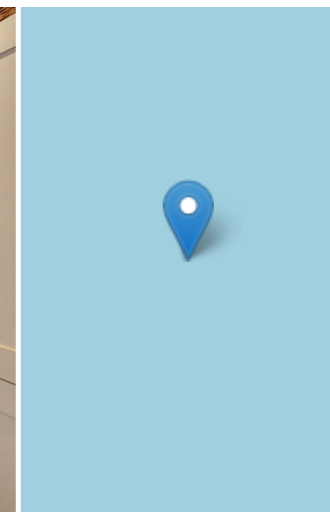
DOUBLE GARAGE

With two up over doors, power and lights connected and loft access to fully boarded loft area.

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.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC