



**3 The Spinney, Twenty, Bourne, Lincolnshire PE10 0BB**

**£260,000**



\*\*\*DETACHED FAMILY HOME IN SEMI RURAL LOCATION\*\*\* Offers are invited in excess of £260,000 for this four bedroom modern home, located approximately 3 miles East of Bourne. This property is within a private cul-de-sac and benefits from four bedrooms, main bedroom with ensuite and family bathroom. Downstairs there is a spacious lounge, separate dining room, kitchen, utility and cloakroom with integral garage. Outside there is a gravel driveway with a number of parking spaces. To the rear is a mature not overlooked enclosed garden, with side gated access. To fully appreciate this home viewings are highly recommended. EPC Energy Rating E / Council Tax Band C.



**ENTRANCE HALL**  
Half glazed door to front, stairs to first floor and radiator.

**CLOAKROOM**  
Fitted with a two piece suite comprising wash hand basin and WC. Fully tiled walls, sealed unit double glazed window to front and radiator.

**LOUNGE**  
16' 0" x 11' 0" (4.88m x 3.35m) (approx.) Sealed unit double glazed bay window to rear, radiator, double doors to:

**DINING ROOM**  
9' 4" x 9' 0" (2.84m x 2.74m) (approx.) Sealed unit double glazed doors to garden, radiator,

**KITCHEN**  
12' 7" x 11' 0" (3.84m x 3.35m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over stainless steel sink unit with mixer tap and partly tiled, integrated oven, gas hob and extractor fan, integrated dishwasher, integrated fridge, storage cupboard, tiled floor and doors to utility room, sealed unit double glazed window to rear.

**UTILITY ROOM**  
12' 7" x 11' 0" (3.84m x 3.35m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink unit, partly tiled, radiator, plumbing for automatic washing machine, fridge freezer space, tumble dryer space, sealed unit double glazed window to rear and door to garage.

**LANDING**  
Stairs from ground floor and airing cupboard.

**BEDROOM ONE**  
20' 0" x 10' 11" (6.10m x 3.33m) (approx.) Sealed unit double glazed bay window to front, fitted wardrobes, radiator.

**ENSUITE**  
Fitted with a three pieces suite comprising wash hand basin, WC and shower cubicle, heated towel rail, fully tiled and extractor fan and sealed unit double glazed window to front.

**BEDROOM TWO**  
9' 6" x 8' 2" (2.90m x 2.49m) (approx.) Sealed unit double glazed window to rear, fitted wardrobes and single radiator.,

**BEDROOM THREE**  
8' 9" x 8' 3" (2.67m x 2.51m) (approx.) Sealed unit double glazed window to front, radiator, built in wardrobe.

**BEDROOM FOUR**  
8' 9" x 8' 7" (2.67m x 2.62m) (approx.) L-shape with sealed unit double glazed window to rear and radiator.

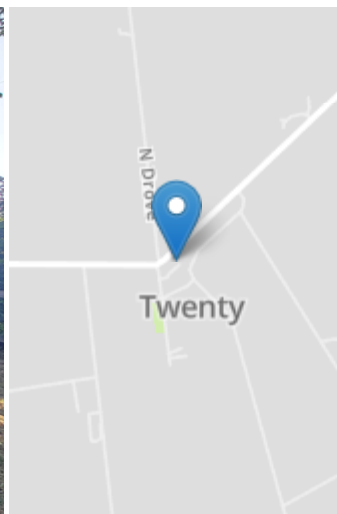
**BATHROOM**  
Fitted with a four piece suite comprising wash hand basin, WC, bath with shower attachment and bidet. Fully tiled, tiled floor, extractor fan, sealed unit double glazed window to rear and heated towel rail.

**OUTSIDE**  
Front: Gravel area providing off road parking leading to single garage and private courtyard.

Rear: Enclosed garden with paved patio, laid to lawn with mature shrubs and trees. Gated side access.

**SINGLE GARAGE**  
Door to front and door to utility room.

**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.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 52      | 65        |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |