



24 Buttercup Drive, Bourne, Lincolnshire PE10 0PZ

£325,000



*****ATTRACTIVE STONE BUILT FAMILY HOME***** Rosedale Property Agents are delighted to present to the market this detached property, tucked away in an off-road position within the popular Elsea Park development. The location offers easy access to Bourne town centre and is within walking distance of Bourne Grammar School and local amenities. This family home provides generous accommodation throughout, including a superb kitchen/living space that creates a light and airy hub of the home. Additional ground floor benefits include a utility room, cloakroom, and a spacious dual-aspect lounge. Upstairs, there are four well-proportioned bedrooms, including a main bedroom with ensuite, along with a family bathroom. Externally, the property features a fully enclosed rear garden with gated access to the garage and parking, as well as additional parking to the front. To fully appreciate this excellent opportunity, viewings are highly recommended. EPC Energy Rating: C | Council Tax Band: D

ENTRANCE HALL

Half glazed door to front, stairs to first floor, tiled flooring, radiator and UPVC window to side.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, radiator and tiled flooring.

LOUNGE

20' 0" x 11' 1" (6.10m x 3.38m) (approx.) Two UPVC windows to front, laminate flooring, two radiators, electric fireplace and UPVC window to front.

KITCHEN

19' 11" x 18' 6" (6.07m x 5.64m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, island, integrated oven, hob, extractor fan, plumbing and space for dishwasher, fridge freezer space, tiled flooring, downlighting, UPVC French doors to garden and UPVC windows to side and rear.

UTILITY

6' 3" x 5' 7" (1.91m x 1.70m) (approx.) Fitted with a range of base units, stainless steel sink unit with mixer tap, part tiled walls, plumbing and space for washing machine and tumble dryer, tiled flooring, extractor fan, radiator, cupboard and half glazed door to side.

LANDING

Loft access, cupboard and UPVC window to side.

BEDROOM ONE

12' 0" x 11' 9" (3.66m x 3.58m) (approx.) UPVC windows to front and rear, radiator and built in wardrobe.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, heated towel rail, extractor fan and UPVC window to side.

BEDROOM TWO

12' 3" x 11' 4" (3.73m x 3.45m) (approx.) UPVC window to front and side, radiator and cupboard.

BEDROOM THREE

12' 0" x 11' 8" (3.66m x 3.56m) (approx.) (into recess) UPVC window to front and radiator.

BEDROOM FOUR

10' 2" x 8' 8" (3.10m x 2.64m) (approx.) UPVC window to side and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, radiator, shaver point and UPVC window to rear.

OUTSIDE

The property benefits from a single garage located to the rear.

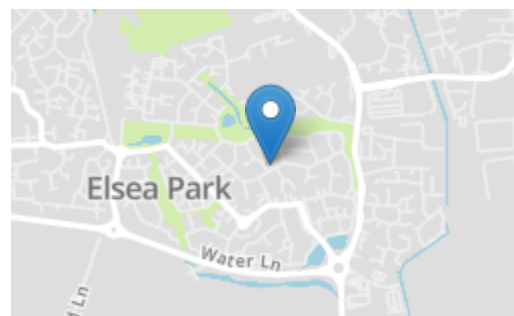
The rear garden is mainly laid to lawn, complemented by a paved patio area. It also features mature shrubs, a pergola, a garden shed, and gated access, all enclosed by fencing.

To the front, there is off-road parking alongside a gravelled area with mature shrubs.

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	84
		EU Directive 2002/91/EC	

