



32 Grosvenor Avenue, Bourne, Lincolnshire PE10 9HU

£280,000



SOUGHT AFTER LOCATION Rosedale are delighted to offer to the market this detached family home within easy access to Tescos, Bourne grammar and the bus stop. The property has a welcoming entrance hall, leading to the lounge, and dining room, a conservatory, cloakroom, kitchen and utility room. Upstairs there are three bedrooms, shower room and a family bathroom. Outside there is a driveway leading to the garage and gated access to the side leading to the rear garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band C.

ENTRANCE HALL

Door to front, laminated flooring and stairs to first floor.

CLOAKROOM

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

LOUNGE

14' 7" x 11' 1" (4.45m x 3.38m) (approx.) UPVC box window to front, coving and radiator.

DINING ROOM

9' 9" x 8' 5" (2.97m x 2.57m) (approx.) UPVC sliding door to conservatory and radiator.

KITCHEN

9' 9" x 9' 1" (2.97m x 2.77m) (approx.) Fitted with a range of base and eye level units, integrated oven, hob, stainless steel sink unit with mixer tap, part tiled walls, gas hob, fridge freezer space, cupboard and UPVC window to rear.

UTILITY

UPVC window to rear, half glazed door to rear, radiator and door to garage.

LANDING

UPVC window to side, airing cupboard and loft access.

BEDROOM ONE

Two UPVC windows to front and radiator.

BEDROOM TWO

11' 2" x 10' 7" (3.40m x 3.23m) (approx.) UPVC window to rear and radiator.

SHOWER ROOM

Fitted with a two piece suite comprising hand wash basin and shower cubicle, part tiled walls and window to side.

BEDROOM THREE

8' 4" x 7' 6" (2.54m x 2.29m) (approx.) UPVC window to front and radiator.

BATHROOM

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

CONSERVATORY

11' 4" x 8' 8" (3.45m x 2.64m) (approx.) Door to garden.

OUTSIDE

South facing rear garden with paved patio, laid to lawn, enclosed by fencing and gated side access.

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.

