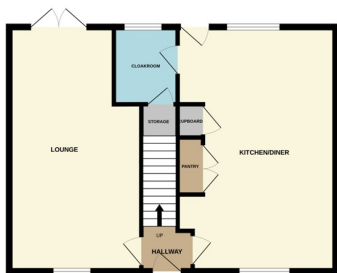




25 Falcon Way, Bourne, Lincolnshire PE10 0GT

£270,000



*****MODERN DETACHED FAMILY HOME***** Offers are invited in excess of £275,000 for this immaculately presented property. This detached home is located on a small modern development within walking distance to Tesco's, the bus stops and Bourne Grammar School. The property has a dual aspect lounge and a kitchen/diner giving a light and airy feel to the property. The house also comes with a pantry, storage cupboards and a spacious cloakroom. Upstairs there are three bedrooms and a family bathroom. Outside, the property is located at the end of a cul-de-sac with an open aspect to the front. There is a driveway for two vehicles leading to a single garage. To fully appreciate this home viewings are highly recommended. No onward chain. EPC Energy Rating B / Council Tax Band C

ENTRANCE HALL

Half glazed door to front, stairs to first floor and laminate floor.

KITCHEN/BREAKFAST ROOM

21' 9" x 14' 1" (6.63m x 4.29m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink unit with one and half bowl, integrated oven, hob, extractor fan. Integrated fridge freezer, integrated dishwasher, integrated washing machine. Cupboard, pantry, UPVC double glazed windows to front and rear and half glazed door to rear.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Partly tiled walls, extractor fan, single radiator, cupboard and UPVC double glazed window to rear.

LOUNGE

21' 9" x 11' 9" (6.63m x 3.58m) (approx.) UPVC double glazed window to front, French doors to garden, laminate floor and radiator.

LANDING

Cupboard housing boiler, UPVC double glazed window to rear and loft access.

BEDROOM ONE

13' 5" x 11' 9" (4.09m x 3.58m) (approx.) UPVC double glazed window to front, built in wardrobe and radiator.

BEDROOM TWO

16' 3" x 13' 6" (4.95m x 4.11m) (approx.) UPVC double glazed window to front, radiator and cupboard.

BEDROOM THREE

10' 2" x 9' 7" (3.10m x 2.92m) (approx.) UPVC double glazed window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising wash hand basin, WC and bath with shower over. Partly tiled walls, heated towel rail, shaver point and UPVC double glazed window to rear.

OUTSIDE

Front: Open plan laid to lawn. Driveway leading to single garage.

Rear: Walled and fencing surround, laid to lawn, paved patio area, outside tap, outside light and gated side access.

SINGLE GARAGE

Single garage.

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.

