



15 Saffron Walk, Bourne, Lincolnshire PE10 9NR

£275,000



*****SOUGHT AFTER LOCATION***** Rosedale are delighted to offer to the market this flexible family home located within a small modern development close to Sainsburys and Bourne town centre. The property overlooks a green area and has a Southerly rear facing garden with parking and a single garage. The property has four/five bedrooms, three bathrooms and a lounge diner on the first floor overlooking the green. With a refitted Wren kitchen, two ensuites, family bathroom, uniquely spread over three floors. The property presents extremely well and viewings are highly recommended. EPC Energy rating C/Council tax band D.

ENTRANCE

Half glazed door to front, laminated flooring, radiator and double cupboard.

INNER HALL

UPVC window to side, radiator, stairs to first floor and cupboard.

JACK AND JILL ENSUITE

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

BEDROOM TWO

12' 1" x 9' 4" (3.68m x 2.84m) (approx.) UPVC window to front, radiator and built in wardrobe.

GARDEN ROOM/BEDROOM FIVE

11' 10" x 9' 2" (3.61m x 2.79m) (approx.) UPVC French door to garden, radiator and coving.

UTILTY

7' 8" x 6' 5" (2.34m x 1.96m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, plumbing and space for washing machine, part tiled walls, wall mounted gas boiler, tiled flooring, fridge freezer space, radiator and half glazed door to garden.

LANDING

Radiator and stairs to second floor.

LOUNGE/DINER

17' 1" x 16' 3" (5.21m x 4.95m) (approx.) L-Shape, UPVC French doors to balcony, UPVC window to front and two radiators.

KITCHEN/BREAKFAST

16' 2" x 11' 1" (4.93m x 3.38m) (approx.) Wren fitted kitchen with base and eye level units, sink unit with mixer tap, upstands, 5 ring gas hob, integrated oven and microwave, integrated fridge freezer, extractor fan, downlighting, breakfast bar, pan drawers, radiator and two UPVC windows to rear.

LANDING

Loft access and cupboard.

BEDROOM ONE

11' 5" x 11' 3" (3.48m x 3.43m) (approx.) UPVC window to front, radiator and fitted wardrobes.

ENSUITE

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

BEDROOM THREE

11' 10" x 8' 6" (3.61m x 2.59m) (approx.) UPVC window to front and radiator.

BEDROOM FOUR

7' 8" x 7' 5" (2.34m x 2.26m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, 1/2 tiled walls, extractor fan and radiator.

OUTSIDE

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

Off road parking to the rear.

SINGLE GARAGE

Light and power.

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.

