



**7 Watkins Glen Court, Bourne, Lincolnshire PE10 2AJ**

**£290,000**



\*\*\*VERY WELL PRESENTED THROUGHOUT\*\*\* Rosedale are delighted to offer this modern family home, located in Bourne Springs within easy access to Bourne town centre and schools. The property has been built with a number of upgrades to include fitted wardrobes in the bedrooms and upgraded downstairs flooring. The property is located on a corner plot with driveway parking to the side for two vehicles. This family home has four bedrooms, ensuite and family bathroom upstairs. Downstairs there is a light and airy entrance hall, lounge to the front, cloakroom, kitchen/breakfast room overlooking the garden and a utility room. The rear garden is fully enclosed by walling and fencing with side gated access to the parking area. To fully appreciate this property viewings are highly recommended. EPC Energy Rating Currently B/Council Tax Band D.



## ENTRANCE HALL

Door to front, cupboard, stairs to first floor and tiled flooring.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, tiled flooring, extractor fan and heated towel rail.

## LOUNGE

14' 8" x 11' 10" (4.47m x 3.61m) (approx.) UPVC window to front and radiator.

## KITCHEN/BREAKFAST

18' 9" x 11' 0" (5.71m x 3.35m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, upstands, integrated oven, gas hob, extractor fan, integrated dishwasher, integrated fridge freezer, tiled flooring, radiator, kick board lighting, UPVC windows to rear and side and UPVC French doors to garden.

## UTILITY

5' 7" x 4' 0" (1.70m x 1.22m) (approx.) Fitted with a range of base units, plumbing and space for washing machine, tiled flooring, downlighting and radiator.

## LANDING

Loft access and radiator.

## BEDROOM ONE

11' 10" x 10' 8" (3.61m x 3.25m) (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, shaver point, radiator, 1/2 tiled walls and UPVC window to side.

## BEDROOM TWO

11' 6" x 9' 3" (3.51m x 2.82m) (approx.) UPVC window to rear, radiator and fitted wardrobes.

## BEDROOM THREE

10' 9" x 9' 3" (3.28m x 2.82m) (approx.) UPVC windows to rear and side, radiator and fitted wardrobes.

## BEDROOM FOUR

7' 10" x 7' 4" (2.39m x 2.24m) (approx.) UPVC window to front and radiator.

## BATHROOM

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

## OUTSIDE

The rear garden is mainly laid to lawn with paved patio, gated side access and enclosed by fencing.

There is off road parking on the driveway for two vehicles to the side of the property.

## 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.

