



4 Orchard Close, Bourne, Lincolnshire PE10 9DF

£295,000



*****SOUGHT AFTER DETACHED HOME***** Rosedale are delighted to offer this well presented property located within a cul-de-sac location, walking distance to local schools and Bourne town centre. The property has three double bedrooms and an extended family bathroom. Downstairs there is two reception rooms, a refitted shower room, conservatory off the lounge and a kitchen. Outside is where this property stands out from the rest. There is an extensive garden to the rear and both sides of the property. There is also plenty of off road parking leading to the single garage. To fully appreciate this property viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band C.

ENTRANCE

Half glazed door to front, stairs to first floor, radiator and coving.

CLOAKROOM/SHOWER ROOM

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

LOUNGE

15' 8" x 11' 5" (4.78m x 3.48m) (approx.) UPVC window to rear, laminated flooring, radiator and UPVC French doors to:

CONSERVATORY

11' 2" x 10' 10" (3.40m x 3.30m) (approx.) UPVC Construction, tiled flooring, UPVC French doors to garden, pitched roof and ceiling fan.

KITCHEN

12' 3" x 8' 7" (3.73m x 2.62m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, cooker space, dishwasher space, fridge freezer space, plumbing and space for washing machine, radiator, tiled flooring, UPVC window to rear and UPVC door to side.

DINING ROOM

11' 8" x 8' 4" (3.56m x 2.54m) (approx.) UPVC window to front, tiled flooring, cupboard and radiator.

LANDING

Loft access.

BEDROOM TWO

15' 1" x 8' 4" (4.60m x 2.54m) (approx.) UPVC window to front, radiator and coving.

BEDROOM ONE

11' 8" x 11' 6" (3.56m x 3.51m) (approx.) UPVC windows to front and side, radiator, coving and cupboard.

BEDROOM THREE

11' 6" x 8' 11" (3.51m x 2.72m) (approx.) UPVC window to rear, radiator and coving.

BATHROOM

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

OUTSIDE

Surround garden, laid to lawn, paved patio, gravel, enclosed by fencing, veg plot, seating area and shed.

SINGLE GARAGE

Light and power, window to rear and up and over door.

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.

