



**61 North Road, Bourne, Lincolnshire PE10 9AU**

**£380,000**



**\*\*\*CHARACTER EXTENDED FAMILY HOME\*\*\*** Rosedale Property Agents are delighted to bring to the market this beautifully presented and well-established family home, ideally located within walking distance of Bourne town centre. The property has been sympathetically extended to enhance both space and functionality, making it perfectly suited to modern family living. Accommodation comprises four generous bedrooms, with the principal bedroom benefiting from a dressing room and en-suite, along with a stylish refitted four-piece family bathroom. A spacious entrance hall leads to a cosy front lounge, utility room, cloakroom, and provides access to the cellar. Further living space includes a sitting room, dining area, and a well-appointed kitchen, complemented by an additional utility area and cloakroom. The property also benefits from a cellar, offering useful storage. Externally, the home offers off-road driveway parking leading to a garage, as well as a fully enclosed, east-facing rear garden—ideal for morning sun. Homes on this sought-after road rarely become available, therefore early viewing is highly recommended. EPC Rating: Currently unavailable Council Tax Band: D.



#### ENTRANCE HALL

Stairs to first floor, radiator, storage cupboard under stairs and UPVC window to rear.

#### FRONT ROOM

14' 0" x 11' 10" (4.27m x 3.61m) (approx.) Sash bay window to front, fuel burner, picture rail, cornice, ceiling rose, radiator and window to side.

#### UTILITY ROOM

9' 5" x 6' 0" (2.87m x 1.83m) (approx.) Butler sink, plumbing and space for two washing machines and tumble dryer, wall mounted gas boiler, door to garage, half glazed door to rear and UPVC window to rear.

#### CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, extractor fan and sliding door.

#### SITTING ROOM

13' 10" x 12' 5" (4.22m x 3.78m) (approx.) Sash window to side, window to rear, multi fuel burner, two radiators, picture rail, plaster cornice, ceiling rose and shelving.

#### DINING AREA

10' 7" x 9' 8" (3.23m x 2.95m) (approx.) Wall mounted units, tiled flooring, two radiators, tongue and groove ceiling, under floor heating, two larger cupboards, UPVC window to side and UPVC door to side.

#### KITCHEN

10' 4" x 9' 0" (3.15m x 2.74m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, gas range master cooker with filter hood above, part tiled walls, fridge and freezer space, plumbing and space for dishwasher, tiled flooring, and UPVC windows to side and rear.

#### LANDING

Loft access. 50% boarded out for storage.

#### BEDROOM ONE

17' 7" x 16' 9" (5.36m x 5.11m) (approx.) Sash windows to front and rear, wood flooring and two radiators.

#### DRESSING AREA

Sash window to front and wood flooring.

#### ENSUITE

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

#### BEDROOM TWO

14' 0" x 11' 11" (4.27m x 3.63m) (approx.) Sash window to front, window to side and radiator.

#### BEDROOM THREE

12' 6" x 10' 1" (3.81m x 3.07m) (approx.) Sash window to side, wooden double glazed window to rear and radiator.

#### BEDROOM FOUR

10' 5" x 9' 0" (3.17m x 2.74m) (approx.) Sash window to side, wooden double glazed window to rear and double radiator.

#### BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin, free standing bath, double shower cubicle, fully tiled walls, wood flooring, tongue and groove ceiling, dual fuel heated towel rail, radiator and UPVC window to side.

#### SINGLE GARAGE

#### OUTSIDE

Front - There is a brick block paved driveway to the front with off road parking leading to the garage.

Rear - The rear garden is laid to lawn with raised borders, shed, summerhouse, greenhouse, trees, mature shrubs and enclosed by fencing.

#### 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.

