



5 South Road, Bourne, Lincolnshire PE10 9JB

£335,000



Bay-Fronted Character Property Rosedale are delighted to offer this beautifully presented family home, set back from the main road and located within easy reach of Bourne Grammar School and Bourne town centre. This lovely property features a light and airy, welcoming entrance hall with traditional flooring and doors. The extended kitchen/diner is the heart of the home, overlooking the well-manicured rear garden. There is also a small rear lobby, utility area, and cloakroom. The lounge boasts a traditional-style fireplace and a large bay window to the front. Upstairs, there are two double bedrooms and one single, as well as a refitted four-piece bathroom accessed from the landing. Outside, there is a cabin with light and power—ideal for use as an office. To the front, there is ample off-road driveway parking and a lawned area. This property is definitely one to see. To fully appreciate this wonderful family home, viewings are highly recommended. EPC Energy Rating: D | Council Tax Band: C

ENTRANCE

Half glazed door to front, tiled flooring, stairs to first floor, radiator, cupboard and UPVC window to side.

LOUNGE

13' 10" x 11' 11" (4.22m x 3.63m) (approx.) Bay window to front, wood flooring, fireplace, radiator and high ceilings.

KITCHEN/DINING/LIVING AREA

21' 3" x 13' 4" (6.48m x 4.06m) (approx.) Fitted with a range of base and eye level units, sink unit, upstands, eye level double oven, induction hob, integrated fridge freezer, integrated dishwasher, modern radiator and UPVC French doors to garden.

REAR LOBBY

UPVC door to rear, plumbing and space for washing machine and wall mounted gas boiler.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin and UPVC window to rear.

LANDING

UPVC window to side.

BEDROOM ONE

14' 5" x 11' 10" (4.39m x 3.61m) (approx.) UPVC bay window to front, radiator and fitted wardrobes.

BEDROOM TWO

13' 3" x 11' 10" (4.04m x 3.61m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

9' 0" x 8' 11" (2.74m x 2.72m) UPVC window to rear, radiator and picture rail.

BATHROOM

Refitted with a four piece suite comprising WC, wash hand basin, bath and double shower cubicle, part tiled walls, heated towel rail, loft access and UPVC window to side.

OUTSIDE

The front of the property has a tarmac driveway and off road parking for multiple cars, laid to lawn, mature shrubs and fencing.

The rear garden is laid to lawn with paved patio, raised beds, large cabin with part storage and part office, gated side access, 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.

