



32 Tennyson Drive, Bourne, Lincolnshire PE10 9WD

£340,000



*** SOLD PRIOR TO MARKETING *** Rosedale Property Agents are delighted to offer to the market this detached family home within a cul de sac, close to Bourne Grammar school and Tesco. The property has been extremely well maintained throughout and has driveway parking for a number of vehicles. The property has been slightly reconfigured with the garage being converted into another room, ideal for office/gym or teenage sitting room. The property benefits from not being overlooked as well as having three good size bedrooms, ensuite to main and family bathroom. Downstairs there is a lovely open plan lounge dining area leading to the conservatory. The kitchen has access to the garden, as well as the cloakroom, and the garage conversion. The rear garden has been the current owners pride and joy with lovely lawn area, borders, flower beds and a beautiful period wall to the rear. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band D.

ENTRANCE HALL

Composite door to front, tiled flooring, under floor heating and stairs to first floor.

CLOAKROOM

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

LOUNGE/DINER

16' 11" x 14' 2" (5.16m x 4.32m) (approx.) Two UPVC windows to front, two radiators, coving and arch to dining area.

DINING AREA

10' 2" x 8' 11" (3.10m x 2.72m) (approx.) Wood flooring and sliding doors to conservatory.

SUMMER ROOM

10' 6" x 10' 6" (3.20m x 3.20m) (approx.) Pitched solid roof, radiator, exposed brick walling and downlights.

KITCHEN

15' 4" x 8' 10" (4.67m x 2.69m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, extractor fan, integrated fridge freezer, integrated dishwasher, plumbing and space for washing machine, polished tiled floor, under floor heating, UPVC window to rear and UPVC door to garden.

GARAGE CONVERSION/OFFICE

15' 6" x 8' 1" (4.72m x 2.46m) (approx.) Laminated flooring, loft access, downlighting and wall mounted gas boiler.

LANDING

Loft access, radiator and airing cupboard.

BEDROOM ONE

16' 1" x 10' 0" (4.90m x 3.05m) (approx.) UPVC window to rear, radiator, coving and fitted wardrobe.

ENSUITE

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

BEDROOM THREE

12' 3" x 10' 2" (3.73m x 3.10m) (approx.) UPVC window to front and radiator.

BEDROOM TWO

13' 1" x 10' 4" (3.99m x 3.15m) (approx.) Two UPVC windows to front, radiator and wardrobes.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, radiator, shaver point and UPVC window to rear.

OUTSIDE

Front- Brick block paved driveway, laid to lawn, mature shrubs, borders and parking for a number of vehicles.

Rear garden- Laid to lawn, paved patio, seating area, two sheds, enclosed by walling and fencing, gated side access and not overlooked.

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.

