



**17 Windle Drive, Bourne, Lincolnshire PE10 0DB**

**£235,000**



**\*\*\*MODERN FAMILY HOME\*\*\*** Rosedale Property Agents are delighted to offer this family home located in a popular development close to local amenities and schools. The property benefits from being sold with no onward chain and is within easy access to Bourne town centre. In brief the property comprises of four bedrooms, main with ensuite, family bathroom, kitchen/breakfast, utility room, downstairs cloakroom and lounge. Outside there is a garage door to the front of the carport leading to the fully enclosed rear garden and access to the utility room. There is also a driveway and visitors parking area to the front. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band C.



## HALLWAY

Door to front, radiator, storage cupboard and stairs to first floor.

## KITCHEN/BREAKFAST

9' 1" x 15' 3" (2.77m x 4.65m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, integrated oven and hob, space for fridge freezer, tiled floor, radiator, UPVC double glazed windows to front and side and UPVC double glazed door to garden.

## UTILITY ROOM

3' 8" x 8' 5" (1.12m x 2.57m) (approx.) Plumbing for washing machine, tiled floor and UPVC double glazed door to side.

## CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin, tiled floor and radiator.

## LOUNGE

10' 6"(max) x 15' 3" (3.20m x 4.65m) (approx.) UPVC double glazed bay window to side, UPVC double glazed window to front and radiator.

## LANDING

Radiator and storage cupboard.

## BEDROOM ONE

8' 6" x 12' 10" (2.59m x 3.91m) (approx.) UPVC double glazed windows to side and front, radiator and built in wardrobes.

## ENSUITE

Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle, extractor fan, UPVC double glazed window to front, part tiled walls and radiator.

## BEDROOM TWO

10' 4" x 11' 6" (3.15m x 3.51m) (approx.) UPVC double glazed windows to front and side and radiator.

## BEDROOM THREE

7' 5" x 8' 6" (2.26m x 2.59m) (approx.) UPVC double glazed window to side and radiator.

## BEDROOM FOUR

8' 6" x 11' 8" (2.59m x 3.56m) (approx.) UPVC double glazed French door to juliet balcony and radiator.

## BATHROOM

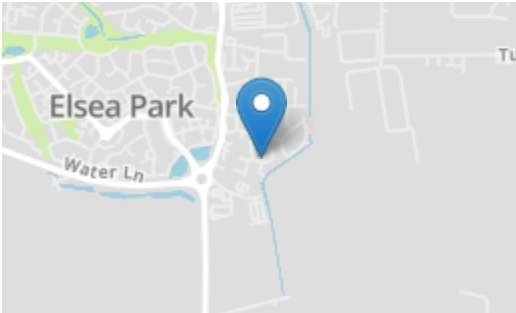
Fitted with a three piece suite comprising of low level WC, wash hand basin and bath with shower over, part tiled walls and radiator.

## OUTSIDE

The rear garden is mainly laid to lawn with a paved patio and is enclosed by fencing. Gated access to car port which has an up over door and off road parking to the front.

## AGENTS NOTE

The floorplan is for illustrative purposes only - not to scale and is meant as a guide only. Fixtures and fittings may not represent the current state of the property.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	A	91
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

