



24 Salisbury Gardens, Bourne, Lincolnshire PE10 0FU

£260,000



*****IMMACULATELY PRESENTED HOME***** Rosedale are delighted to offer this lovely detached property, located in a cul-de-sac within walking distance of Bourne town centre. This home has been maintained to the highest standard, with recent improvements including an additional resin parking area, a stylish black banister with matching door hinges and handles, newly fitted flooring, and integrated blinds to most windows. The property offers three bedrooms, including a main bedroom with en-suite, and a family bathroom. Downstairs, the accommodation comprises an entrance storm porch, entrance hall, cloakroom, lounge, and a kitchen/diner with French doors opening to the garden beneath an awning. To fully appreciate this home, viewings are highly recommended. EPC Energy Rating C - Council Tax Band C.

ENTRANCE HALL

Composite door to front, radiator and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, radiator and UPVC window to side.

LOUNGE

15' 7" x 10' 8" (4.75m x 3.25m) (approx.) UPVC window to front, radiator and fitted blinds.

KITCHEN/DINER

17' 7" x 13' 11" (5.36m x 4.24m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, unit lighting, integrated oven, gas hob, extractor fan, integrated dishwasher, integrated fridge freezer, plumbing and space for washing machine, radiator, under stairs cupboard, fitted blinds, downlighting, UPVC window to rear and French doors to garden.

LANDING

UPVC window to side, fitted blinds, double cupboard and wall paneling.

BEDROOM ONE

10' 5" x 9' 7" (3.17m x 2.92m) (approx.) UPVC window to front, fitted blinds, radiator and wardrobe.

ENSUITE

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

BEDROOM TWO

11' 11" x 11' 11" (3.63m x 3.63m) (approx.) UPVC window to rear, fitted blinds and radiator.

BEDROOM THREE

8' 8" x 7' 6" (2.64m x 2.29m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, heated towel rail, shaver point and UPVC window to front.

OUTSIDE

To the front there is a tarmac driveway leading to the garage and an additional resin driveway with extra parking.

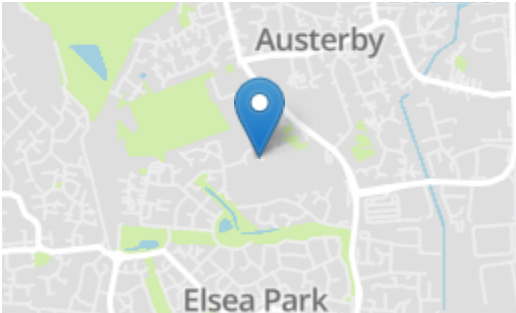
The South facing rear garden is laid to lawn with extended patio, outside tap, gated side access and enclosed by fencing.

SINGLE GARAGE

Single garage with light and power and rear courtesy door to garden.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	80	
(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		

