



**7 Holloway Avenue, Bourne, Lincolnshire PE10 0DG**

**£290,000**



\*\*\*EXCELLENT CONDITION THROUGHOUT\*\*\* Rosedale are delighted to offer this exceptionally well-presented property, conveniently located within easy access of Bourne Grammar School and Bourne town centre. The property has recently been updated with a refitted kitchen/diner, utility room, and cloakroom. The dual-aspect lounge is light and airy and features an electric fireplace. Upstairs, off the galleried landing, there is a refitted ensuite to the main bedroom, which also includes fitted wardrobes. There are two additional double bedrooms, both with wardrobes, and one single bedroom. The family bathroom has also been refitted. The property is situated in a quiet cul-de-sac and benefits from a single garage and ample private parking. The rear garden is fully enclosed and well maintained. This property is ready to move into and would be ideal for a growing family. Viewings are highly recommended to fully appreciate this lovely home. EPC Energy Rating: C – Council Tax Band: D



## ENTRANCE HALL

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

## LOUNGE

24' 6" x 11' 8" (7.47m x 3.56m) (approx.) UPVC window to front, two modern radiators. electric fireplace, half glazed door, half glazed door to kitchen, French doors to garden and UPVC window to rear.

## KITCHEN

18' 3" x 10' 7" (5.56m x 3.23m) (approx.) Refitted with a range of base and eye level units, sink unit with mixer tap, upstands, integrated oven and microwave, halogen hob, modern extractor fan, integrated fridge freezer, under stairs cupboard and downlighting.

## UTILITY

9' 7" x 5' 7" (2.92m x 1.70m) (approx.) Fitted with a range of base and eye level units, plumbing and space for washing machine, sink unit with mixer tap and upstands, door to garage and door to garden.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, heated towel rail, part tiled walls, downlighting and UPVC window to rear.

## LANDING

Radiator, loft access, cupboard and UPVC window to side.

## BEDROOM ONE

14' 5" x 9' 5" (4.39m x 2.87m) (approx.) Two UPVC windows to rear, fitted wardrobes and radiator.

## ENSUITE

Refitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, heated towel rail, extractor fan, shaver point and downlighting.

## BEDROOM TWO

11' 10" x 11' 0" (3.61m x 3.35m) (approx.) UPVC window to front and radiator.

## BEDROOM THREE

10' 7" x 8' 10" (3.23m x 2.69m) (approx.) UPVC window to front, fitted wardrobe and radiator.

## BEDROOM FOUR

8' 11" x 8' 1" (2.72m x 2.46m) (approx.) UPVC window to rear and radiator.

## BATHROOM

Refitted with a three piece suite comprising WC, wash hand basin and bath with shower over, tiled flooring, vanity unit, heated towel rail, extractor fan and downlighting.

## OUTSIDE

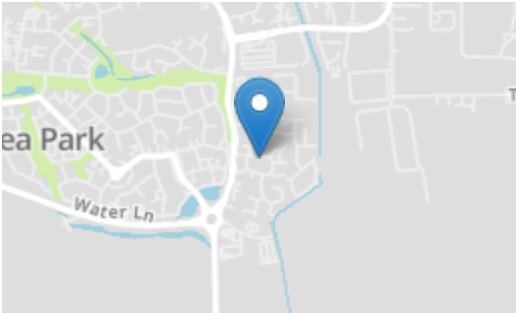
The rear garden is mainly laid to lawn with a paved patio seating area, gated rear access and enclosed by fencing.

There is off road parking to the rear and a single garage.

## SINGLE GARAGE

## 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

