



11 Fir Avenue, Bourne, Lincolnshire PE10 9RY

£315,000



STUNNING PROPERTY FOR THE FAMILY Rosedale are delighted to offer this outstanding property to the market, with nothing to do, but just move in. The property is situated in one of Bourne most popular areas, within easy access to both senior schools and primary schools, Bourne town center and Bourne woods. This family home has been lovingly maintained throughout and presents extremely well. On entering the property via the entrance porch you are greeted with light and airy entrance hall, lounge with media wall, a very spacious kitchen/dining living area with a glass roof to the dining area, door to the utility and refitted shower room. The upstairs has three bedrooms and a refitted bathroom. Outside to the rear there is a pagoda above a seating, patio, mature shrubs, and benefits from not being directly overlooked. To the front there is plenty of gravel driveway parking. To fully appreciate this lovely home viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band C.

ENTRANCE PORCH

Glazed door to front and UPVC window to rear.

ENTRANCE HALL

Window to front, door to front, stairs to first floor, radiator and LVT flooring.

LOUNGE

13' 8" x 12' 7" (4.17m x 3.84m) (approx.) Media wall, electric fireplace, radiator, UPVC window to front and double doors to:

KITCHEN/DINER

19' 2" x 11' 6" (5.84m x 3.51m) (approx.) Fitted with a range of base and eye level units, wood worktop, sink unit, upstands, integrated dishwasher, range cooker, integrated fridge freezer, larder, LVT flooring and UPVC window to rear.

DINING AREA

13' 10" x 8' 0" (4.22m x 2.44m) (approx.) Glass roof, LVT flooring, French doors to garden and UPVC window to side.

UTILITY

7' 10" x 5' 2" (2.39m x 1.57m) (approx.) UPVC window to rear, radiator, LVT flooring and glazed door to garden.

CLOAKROOM/SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, extractor fan, fully tiled, heated towel rail and UPVC window to side.

LANDING

UPVC window to side, airing cupboard and loft access.

BEDROOM ONE

12' 2" x 11' 10" (3.71m x 3.61m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO

12' 1" x 11' 6" (3.68m x 3.51m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

9' 1" x 7' 6" (2.77m x 2.29m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, fully tiled walls, tiled flooring, heated towel rail and UPVC window to rear.

OUTSIDE

To the front there is a large gravel driveway and lawned area, with parking for a number of vehicles leading to the garage. There is gated access to the rear garden, which is fully enclosed, mainly laid to lawn with pergola, gravel borders with patio area, raised flower beds, seating area and established trees.

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.

