



1 Falcon Way, Bourne, Lincolnshire PE10 0GT

£335,000



NO ONWARD CHAIN Rosedale are delighted to offer this spacious detached property, located in a popular modern development close to Bourne town centre and local schools. Being sold with no onward chain, this home offers generous living space throughout. Additional features include solar panels to the front and a security system. Upstairs, the property benefits from four double bedrooms, including a main bedroom with en-suite, as well as a family bathroom. On the ground floor, there is an entrance hall, cloakroom, a dual-aspect lounge, and a dual-aspect kitchen/diner featuring kickboard and unit lighting. A separate utility room provides access to the garden. The property has been neutrally decorated throughout, offering a blank canvas to make it your own. To fully appreciate this opportunity, viewings are highly recommended. EPC Energy Rating: B | Council Tax Band: D

ENTRANCE HALL

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

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls, tiled flooring, spot lights, radiator and extractor fan.

LOUNGE

22' 6" x 11' 2" (6.86m x 3.40m) (approx.) UPVC window to front, spot lights, fireplace, two radiators and UPVC French doors to garden.

KITCHEN/BREAKFAST

22' 6" x 9' 11" (6.86m x 3.02m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, integrated oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, spot lights, tiled flooring, UPVC window to front and UPVC French doors to garden.

UTILITY

9' 4" x 6' 1" (2.84m x 1.85m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, plumbing and space for washing machine, cupboard, spot lights, wall mounted gas boiler, radiator and half glazed door to garden.

LANDING

Loft access and radiator.

BEDROOM ONE

13' 3" x 11' 3" (4.04m x 3.43m) (approx.) UPVC window to front, spot lights, radiator and built in wardrobe.

ENSUITE

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

BEDROOM TWO

13' 3" x 10' 2" (4.04m x 3.10m) (approx.) UPVC window to front, spot lights, radiator and cupboard.

BEDROOM THREE

11' 3" x 8' 10" (3.43m x 2.69m) (approx.) UPVC window to rear, spot lights and radiator.

BEDROOM FOUR

8' 10" x 8' 9" (2.69m x 2.67m) (approx.) UPVC window to rear, spot lights and radiator.

BATHROOM

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

OUTSIDE

The rear garden is laid to lawn with paved patio, walling, fencing, gated rear access and a brick built BBQ.

The single garage is to the rear with two allocated parking spaces.

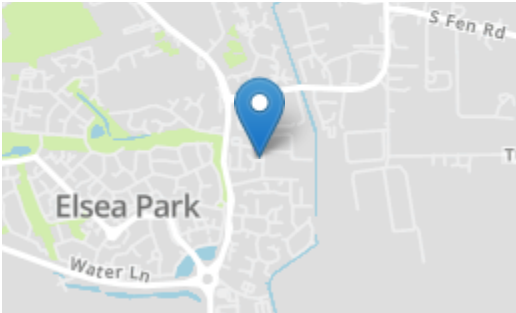
The property also has an app controlled alarm system and CCTV footage covering the front, rear and parking area.

SINGLE GARAGE

Light and power.

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		
Very energy efficient - lower running costs	Current	Potential
(92+) A		
(81-91) B	86	87
(69-80) C		
(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		

