



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



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

**£250,000**



**\*\*\*VERY WELL-PRESENTED FAMILY HOME\*\*\*** Rosedale are delighted to present this property, located within easy access of Bourne town centre and local schools. The property was designed with flexibility in mind, offering four bedrooms or three bedrooms with a second sitting room featuring a Juliet balcony overlooking the garden. There is a refitted en-suite, as well as a beautifully refitted family bathroom with a free-standing bath and travertine-tiled walls and floor. Downstairs, there is a spacious lounge with a square bay window, an entrance hall, and a kitchen/breakfast room with a light and airy extension—ideal for relaxing and watching the sun go down. Off the kitchen, there is a utility area and a cloakroom. Outside, there is a fully enclosed, south-west-facing garden, with a carport incorporating a garage. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating Currently Unavailable - Council Tax Band C.

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## ENTRANCE HALL

Door to side, radiator, stairs to first floor and cupboard.

## LOUNGE

15' 3" x 10' 4" (4.65m x 3.15m) (approx.) UPVC bay window to front, radiator and UPVC window to side.

## KITCHEN/BREAKFAST

15' 3" x 9' 6" (4.65m x 2.90m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, fridge freezer space, integrated dishwasher, tiled flooring, radiator and UPVC window to rear.

## BREAKFAST AREA

6' 2" x 5' 0" (1.88m x 1.52m) (approx.) Conservatory style, tiled flooring and French doors to garden.

## REAR LOBBY

Fitted with a range of base units, tiled flooring, plumbing and space for washing machine and half glazed door to side.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, extractor fan, tiled flooring and radiator.

## LANDING

Loft access and radiator.

## BEDROOM ONE

12' 9" x 8' 6" (3.89m x 2.59m) (approx.) Two UPVC windows to front, radiator and built in wardrobe.

## ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, travateen tiles, shaver point, heated towel rail and UPVC window side.

## BEDROOM TWO

11' 4" x 10' 4" (3.45m x 3.15m) (approx.) UPVC window to side and radiator.

## BEDROOM THREE

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

## BEDROOM FOUR

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

## BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and freestanding bath, travateen tiles, heated towel rail, extractor fan and UPVC window to rear.

## OUTSIDE

There is off road parking in the carport to the rear, surrounded by mature trees and hedging.

The rear garden is laid to lawn with paved patio and decking, gravel pathway and seating area, mature trees and hedges, enclosed by fencing and gated access to the carport.

## 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.

