



22 Saxon Way, Bourne, Lincolnshire PE10 9QY

£350,000



DETACHED FAMILY HOME We are delighted to offer this spacious family home situated on an oversized corner plot in a popular location close to local amenities and schools. This property is being sold with no onward chain. This property has four bedrooms family bathroom, lounge diner, conservatory, cloakroom and extended kitchen. Outside there is plenty of driveway parking with a single garage and a double garage, it also has a generous size rear garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating E/Council Tax Band C.

ENTRANCE HALL
Half glazed door to front, stairs to first floor, radiator and cupboard.

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

LOUNGE
20' 2" x 11' 6" (6.15m x 3.51m) (approx.) UPVC window to rear, fireplace, radiator and arch to dining room.

DINING ROOM
9' 11" x 9' 10" (3.02m x 3.00m) (approx.) UPVC window to rear, laminated flooring, radiator and door to kitchen.

CONSERVATORY
13' 5" x 11' 11" (4.09m x 3.63m) (approx.) Single glazed wooden conservatory, glazed doors to garden and tiled flooring.

KITCHEN/BREAKFAST
17' 1" x 12' 1" (5.21m x 3.68m) (approx.) Enamel sink, breakfast bar, stainless steel sink unit with mixer tap, part tiled walls, range cooker, plumbing and space for dishwasher, washing machine and fridge freezer, downlighting, radiator, UPVC window to front and half glazed door to side.

LANDING
UPVC window to front, cupboard and loft access.

BEDROOM ONE
11' 10" x 9' 8" (3.61m x 2.95m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO
11' 1" x 9' 10" (3.38m x 3.00m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE
10' 0" x 10' 0" (3.05m x 3.05m) (approx.) UPVC window to rear and radiator.

BEDROOM FOUR
8' 8" x 6' 11" (2.64m x 2.11m) (approx.) UPVC window to front and radiator.

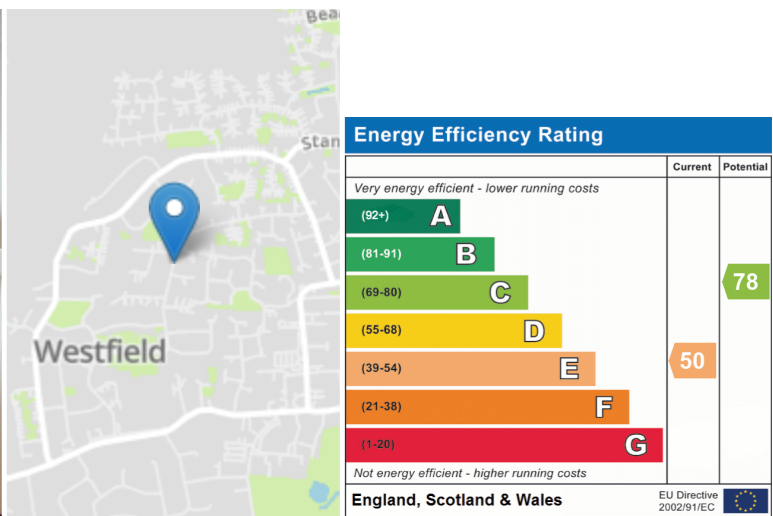
BATHROOM
Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, heated towel rail and UPVC window to front.

OUTSIDE
Rear- Laid to lawn, pergola, walled, fencing, raised patio area, summer house and decking.

Garage- Rear door, light and power and up and over door.

Front- Second detached garage to side, off road parking, concrete and gravel driveway and mature hedging.

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.



Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.