



73 Beech Avenue, Bourne, Lincolnshire PE10 9RZ

£350,000



LOCATED NEXT TO BOURNE WOODS Rosedale are delighted to present to the market this detached family home within a sought-after area of Bourne, ideally suited to any dog owner. The property has been very well maintained throughout and includes a refitted kitchen/breakfast room and an all-year-round lean-to. The property presents extremely well and is ready to move into. There are four double bedrooms and a family bathroom upstairs. Downstairs, there is a porch with a welcoming entrance hall leading to a cloakroom, a dual-aspect lounge/diner, conservatory, kitchen/breakfast room, and a part-converted garage ideal for an office or study area. Outside, the property benefits from a landscaped rear garden, a cabin/workshop, and the all-year-round hand-built lean-to. To the front, there is ample off-road parking. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: Currently Unavailable – Council Tax Band: D

ENTRANCE PORCH

Half glazed door to front.

ENTRANCE HALL

Glazed door to front, laminate flooring, stairs to first floor and radiator.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, fully tiled walls and UPVC window to front.

LOUNGE/DINER

23' 10" x 11' 6" (7.26m x 3.51m) (approx.) UPVC window to front, two radiators, electric fireplace and sliding doors to:

CONSERVATORY

9' 5" x 8' 9" (2.87m x 2.67m) (approx.) Solid roof, sliding window to side and French doors to garden.

KITCHEN/BREAKFAST

15' 5" x 11' 4" (4.70m x 3.45m) (approx.) Refitted with a range of base and eye level units, corner sink, double oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, tiled flooring, radiator, UPVC window to rear and half glazed door to lean to.

LEAN TO

15' 1" x 11' 8" (4.60m x 3.56m) (approx.) Solid wood and bi-fold doors.

OFFICE

9' 4" x 8' 4" (2.84m x 2.54m) (approx.) UPVC window to side, electric heater and door to garage.

GARAGE

Storage area, up and over door.

LANDING

Loft access.

BEDROOM ONE

13' 4" x 11' 6" (4.06m x 3.51m) (approx.) UPVC window to front and radiator.

BEDROOM TWO

15' 5" (into wardrobe) x 12' 1" (4.70m x 3.68m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

11' 7" x 8' 9" (3.53m x 2.67m) (approx.) UPVC window to rear and radiator.

BEDROOM FOUR

10' 3" x 9' 5" (3.12m x 2.87m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin, shower cubicle and bath with mixer tap and shower attachment, part tiled walls, heated towel rail and UPVC window to rear.

OUTSIDE

To the front there is a brick block paved driveway with off road parking, leading to the garage.

The rear garden is laid to lawn with decking and paved borders, mature shrubs and cabin.

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.

