

OPENING HOURS
 Monday to Friday. 9.00am until 6.00pm
 Saturday. 9.00am until 4.00pm
 Sunday. Closed



**83 LINGFIELD PARK, BOURNE
 PE10 0ZD**

£360,000

FREEHOLD



**briggs
 residential**

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Featuring a 20' x 19' L-shaped kitchen/dining/family room, this impressive and well-kept detached family home has **FOUR DOUBLE bedrooms**, a 23' lounge, fully enclosed rear garden and larger than average garage. Built by Ashberry Homes, this superb family home is perfect for the growing family and viewing is highly advised.

Front entrance door opening to

HALLWAY

A good size entrance hall with radiator and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LOUNGE 23'2 x 9'10 (7.06m x 3.00m)

A good size light and airy room with window to front elevation and French doors opening onto the rear garden.

KITCHEN/DINING/FAMILY ROOM 20' x 19' (6.10m x 5.79)

A large L-shaped room with kitchen area with a range of contemporary wall and base units with built-in appliances, work surface, wall tiling, sink unit and window to front elevation. The family area has views onto the rear garden through the French doors and the dining area, which is ideal for entertaining, has radiator and further window to rear elevation.

LANDING

With built-in airing cupboard.

BEDROOM ONE 12'9 x 10' (3.89m x 3.05m)

With built-in wardrobes, radiator, window to front elevation and door to

EN-SUITE

Comprising double shower cubicle, wash-hand basin, low flush WC, radiator and window to front elevation.

BEDROOM TWO 11' x 9'8 (3.35m x 2.95m)

With radiator and window to front elevation.

BEDROOM THREE 10'4 x 8'1 (3.15m x 2.46m)

With radiator and window to front elevation.

BEDROOM FOUR 9'3 x 8' (2.82m x 2.44m)

With radiator and window to rear elevation.

BATHROOM

Comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, heated towel rail, wall tiling and window to rear elevation.

OUTSIDE

The property is approached via a private driveway which provides parking for two vehicles and leads to an oversized garage (19'10 x 10' (6.05m x 3.05m)) with up-an-over door, power and lighting.

The rear garden, which is fully enclosed, is mainly laid to lawn with attractive, well-kept, mature borders, patio area and paving.

EPC RATING: B

COUNCIL TAX BAND: D (SKDC)



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