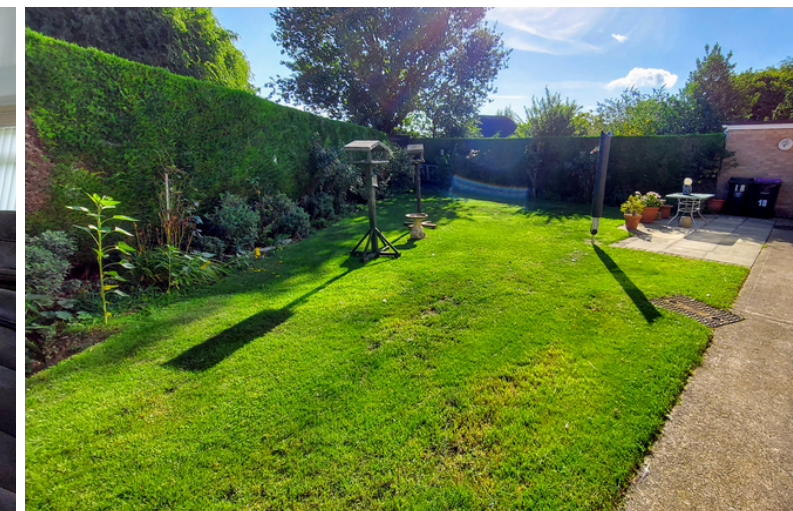
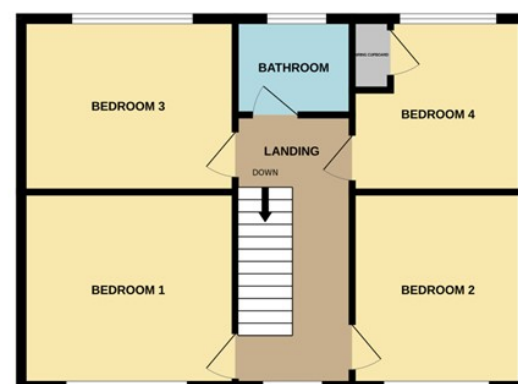




18 Stephenson Way, Bourne, Lincolnshire PE10 9DA

£375,000



DETACHED FAMILY HOME IN A POPULAR CUL DE SAC LOCATION WITH NO ONWARD CHAIN Rosedale Property Agents are delighted to offer this superb detached house which is very well presented and offers spacious, light and airy living accommodation across two floors. The property can be found at the end of a cul de sac in a popular residential part of Bourne and we do not expect it to hang around for long! Downstairs there is a welcoming entrance hallway, large dual aspect lounge, dining room leading through to a good size kitchen, sun room, utility area/store and access through to the single garage. There is also the benefit of a downstairs shower room. Upstairs there are four double bedrooms and a family bathroom. The mature rear garden is well tended and to the side there is a hardstanding area which would be perfect for caravan/motorhome storage and is currently being used as an allotment area. VIEWINGS HIGHLY RECOMMENDED. EPC Energy Rating C - Council Tax Band D.

ENTRANCE HALLWAY

Entrance through composite front door, radiator and stairs to first floor accommodation.

LOUNGE

11' 11" x 20' 06" (3.63m x 6.25m) (approx.) Two radiators, coving, electric fire and surround and UPVC double glazed window to front and rear aspects.

DINING ROOM

10' 10" x 10' 02" (3.30m x 3.10m) (approx.) Radiator, coving, UPVC double glazed window to front aspect and archway through to:

KITCHEN

10' 01" x 9' 07" (3.07m x 2.92m) (approx.) Fitted with a matching range of base and wall units, fitted worktop, 1.25 stainless steel drainer sink with mixer tap over, integrated dishwasher, integrated oven, hob with extractor over, space and plumbing for washing machine, space for undercounter fridge, half tiled walls, UPVC double glazed window to rear aspect and door to:

SUN ROOM

8' 01" x 6' 07" (2.46m x 2.01m) (approx.) Brick and UPVC construction with flat roof, UPVC double glazed door to garden and door to:

UTILITY AREA/STORE

4' 05" x 8' 11" (1.35m x 2.72m) (approx.) Fitted with base units, fitted worktop, space for freezer, door to garage, UPVC double glazed window to side aspect.

DOWNSTAIRS SHOWER ROOM

Fitted with a three piece suite comprising low level WC, wash hand basin with storage below, shower cubicle, radiator, tiled floor and UPVC double glazed window to rear aspect.

LANDING

UPVC double glazed window to front aspect, coving and access to loft which is boarded and has ladder and light connected.

BEDROOM ONE

12' 01" x 10' 10" (3.68m x 3.30m) (approx.) Radiator and UPVC double glazed window to front aspect.

BEDROOM TWO

11' 00" x 10' 09" (3.35m x 3.28m) (approx.) Radiator and UPVC double glazed window to front aspect.

BEDROOM THREE

12' 01" x 9' 08" (3.68m x 2.95m) (approx.) Radiator and UPVC double glazed window to rear aspect.

BEDROOM FOUR

10' 09" (max) x 9' 08" (3.28m x 2.95m) (approx.) Radiator, UPVC double glazed window to rear aspect and airing cupboard.

BATHROOM

Fitted with a matching three piece suite comprising panel bath with shower over, low level WC and wash hand basin with cupboard below. Fully tiled walls, heated towel rail UPVC double glazed window to rear aspect.

SINGLE GARAGE

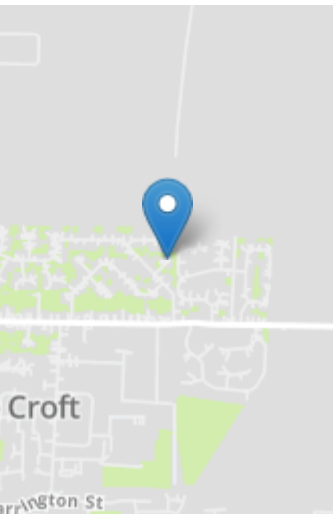
8' 02" x 16' 06" (2.49m x 5.03m) (approx.) Electric up over door, power and light connected and door to rear leading to the house.

OUTSIDE

The front garden is mainly laid to lawn with box hedging and block paved driveway leading to the garage providing plenty of off road parking. The rear garden is mainly laid to lawn with established shrub and flower borders and enclosed by hedging. There is a paved patio area and side gate access. To the side there is a gated off hard standing area which would be ideal for caravan/motorhome storage. It is currently used for an allotment area with vegetable patches, two garden sheds and greenhouse.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	71	78