



10 Brackley Close, Bourne, Lincolnshire PE10 9PW

£315,000



SOUGHT AFTER LOCATION IN BOURNE Rosedale are delighted to offer this detached family home, located in the popular cul-de-sac of Brackley Close. The property has been well maintained throughout and features a mature, family-friendly rear garden. This home offers four bedrooms and a family bathroom upstairs. Downstairs, there is an entrance lobby, lounge, dining area, conservatory, kitchen, utility room, and cloakroom. The property is set back from the road and includes three parking spaces leading to the garage. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating C/Council Tax Band C.

ENTRANCE HALL

Composite door to front, stairs to first floor and UPVC window to front and side.

LOUNGE

13' 8" x 11' 3" (4.17m x 3.43m) (approx.) UPVC window to front, laminated flooring, fire surround, coving, radiator and arch to:

DINING ROOM

10' 3" x 7' 5" (3.12m x 2.26m) (approx.) UPVC French doors to conservatory, laminated flooring and coving.

CONSERVATORY

12' 7" x 11' 1" (3.84m x 3.38m) (approx.) Brick base, tiled flooring, UPVC window to rear and UPVC French doors to garden.

KITCHEN

11' 1" x 7' 10" (3.38m x 2.39m) (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, under stair cupboard, tiled flooring and radiator.

UTILITY

7' 11" x 4' 9" (2.41m x 1.45m) (approx.) Plumbing and space for washing machine and tumble dryer, tiled flooring, wall mounted gas boiler, half glazed door to rear and UPVC window to side.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, Upvc window to side, 1/2 tiled walls and tiled flooring.

LANDING

Loft access and airing cupboard.

BEDROOM ONE

11' 7" x 11' 6" (3.53m x 3.51m) (approx.) UPVC window to front and radiator.

BEDROOM TWO

11' 8" x 8' 11" (3.56m x 2.72m) (into recess) (approx.) UPVC window to front and radiator.

BEDROOM THREE

9' 9" x 8' 2" (2.97m x 2.49m) (approx.) UPVC window to rear and radiator.

BEDROOM FOUR

8' 1" x 6' 5" (2.46m x 1.96m) (approx.) UPVC window to rear, radiator and laminated flooring.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over, 3/4 tiled walls, radiator and UPVC window to rear.

OUTSIDE

The mature rear garden is mainly laid to lawn with paved patio, gravel area, seating area, gated side access and enclosed by fencing.

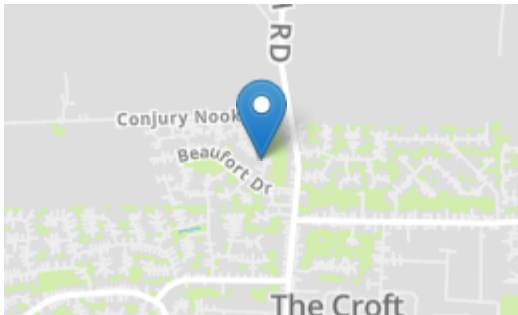
The front of the property has a brick block paved driveway with off road parking for two cars, leading to the garage and an additional gravel area with extra parking.

SINGLE GARAGE

Up and over door.

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		EU Directive 2002/91/EC

