



32 Hawthorn Road, Bourne, Lincolnshire PE10 9SN

£325,000



*****MODERNISED PARKER-BUILT FAMILY HOME***** Rosedale are delighted to offer to the market this well-presented detached property, located in a sought-after area of Bourne. The property features a refitted kitchen/diner and a solid-roof conservatory, creating additional usable downstairs space, currently used as a family room. There is also a utility room, cloakroom, and a dual-aspect lounge. Upstairs, there are three double bedrooms, an en-suite, and a family bathroom. Outside, to the front, there is a stone gravel driveway with parking for multiple vehicles, leading to a garage. To fully appreciate this opportunity, viewings are highly recommended. EPC Energy Rating: D – Council Tax Band: C

ENTRANCE HALL

UPVC door to front, stairs to first floor and radiator.

CLOAKROOM

Refitted with a two piece suite comprising WC and wash hand basin, single radiator and UPVC window to front.

KITCHEN/DINER

25' 1" x 14' 1" (7.65m x 4.29m) (approx.) Refitted with a range of base and eye level units, Quartz worktop, integrated oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, sunken sink, radiator, UPVC window to rear and sliding doors to:

GARDEN ROOM

18' 4" x 11' 9" (5.59m x 3.58m) (approx.) Solid roof, French doors to garden, Velux window to rear and downlighting.

UTILITY ROOM

11' 1" x 6' 3" (3.38m x 1.91m) (approx.) Fitted with a range of base and eye level units, plumbing and space for washing machine, fridge freezer space, radiator, UPVC window to rear and half glazed door to:

LOUNGE

20' 7" x 18' 3" (6.27m x 5.56m) (approx.) UPVC bay window to front, radiator, electric fireplace and two UPVC windows to side.

LANDING

Cupboard and loft access.

BEDROOM ONE

18' 0" x 10' 0" (5.49m x 3.05m) (approx.) UPVC window to front and radiator.

ENSUITE

Refitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, part tiled walls and UPVC window to side.

BEDROOM TWO

13' 7" x 13' 1" (4.14m x 3.99m) (approx.) UPVC window to rear, radiator and fitted wardrobe.

BEDROOM THREE

13' 8" x 10' 9" (4.17m x 3.28m) (approx.) UPVC window to rear, radiator and fitted wardrobe.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, heated towel rail and UPVC window to side.

OUTSIDE

There is plenty of off road parking to the front, gravel driveway and single garage.

SINGLE GARAGE

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.

