

3 Hall Farm Rise, Cawthorpe, Bourne, Lincolnshire PE10 0AW

£785,000



*****A SPACIOUS MODERN FAMILY HOME BUILT IN STONE***** Rosedale are delighted to offer to the market this substantial property located in a desirable hamlet North of Bourne. This property sits on the largest plot in a small exclusive development, with open farm land as far as the eye can see, including Bourne woods. The property is over two floors to include a grand entrance hall, dual aspect lounge with large brick inglenook fireplace, separate dining room, family room/breakfast room, cloakroom, kitchen, utility and a study. Upstairs there is a galleried landing with five double bedrooms, two ensuites and a family bathroom. The outside is where this home really comes to life with such a large garden the choices are endless. there is also a lovely patio area ideal for watching the sun go down. To the front there is a number of parking spaces leading to a double garage. To fully appreciate this wonderful opportunity please do not hesitate in contacting us. EPC Energy Rating C/Council Tax Band F

ENTRANCE

Half glazed door to front, laminated flooring, radiator, cupboard and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, tiled flooring, 1/2 tiled walls, radiator and cupboard beneath sink.

LOUNGE

25' 6" x 16' 3" (7.77m x 4.95m) (max) (into bay) (approx.) Sealed unit double glazed bay window to front, bespoke inglenook fireplace, down lights, two radiators and French doors leading to the garden.

DINING ROOM

16' 10" x 13' 2" (5.13m x 4.01m) (approx.) Double doors from hall, sealed unit double glazed French doors to garden, downlights and two radiators.

BREAKFAST ROOM

22' 10" x 14' 7" (6.96m x 4.45m) (approx.) Single unit double glazed windows to rear and side, laminated flooring, two radiators and sealed unit double glazed French doors to garden.

KITCHEN

18' 6" x 9' 7" (5.64m x 2.92m) (approx.) Fitted with a range of base and eye level units, granite worktops, stainless steel sink unit with mixer tap, part tiled walls, range style cooker with 6 gas burners, extractor fan, electric oven, integrated fridge freezer and dishwasher, tiled flooring, radiator, downlighting and sealed unit double glazed windows to front and rear.

UTILITY

8' 4" x 7' 11" (2.54m x 2.41m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, plumbing and space for washing machine and tumble dryer, fridge freezer space, stable door to side, tiled flooring and sealed unit double glazed window to front.

OFFICE

9' 11" x 7' 11" (3.02m x 2.41m) (approx.) Sealed unit double glazed window to rear, radiator and loft access.

GALLERIED LANDING

Two sealed unit double glazed window to front, loft access and cupboard.

BEDROOM ONE

22' 9" x 15' 4" (6.93m x 4.67m) (approx.) Sealed unit double glazed window to rear, radiator and downlights.

ENSUITE

8' 8" x 8' 4" (2.64m x 2.54m) (approx.) Fitted with a four piece suite comprising WC, wash hand basin, shower cubicle and bath with mixer tap, part tiled walls, downlights, heated towel rail, tiled flooring, extractor fan and sealed unit double glazed window to side.

BEDROOM TWO

16' 3" x 12' 5" (4.95m x 3.78m) (approx.) Sealed unit double glazed window to rear, built in triple wardrobe, radiator and downlights.

BEDROOM THREE

12' 7" x 9' 8" (3.84m x 2.95m) (approx.) Sealed unit double glazed window to front, built in wardrobe/cupboard and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, tiled flooring, radiator, extractor fan, downlights and sealed unit double glazed window to rear.

BEDROOM FOUR

13' 10" x 9' 10" (4.22m x 3.00m) (approx.) Sealed unit double glazed window to front, radiator, built in wardrobe and downlights.

BEDROOM FIVE

12' 2" x 9' 0" (3.71m x 2.74m) (approx.) Sealed unit double glazed window to rear and radiator.

BATHROOM

12' 2" x 6' 8" (3.71m x 2.03m) (approx.) Fitted with a four piece suite comprising WC, wash hand basin, shower cubicle and bath with mixer tap, 3/4 tiled, downlights, extractor fan, radiator, tiled flooring, tiled flooring and sealed unit double glazed window to rear.

DOUBLE GARAGE

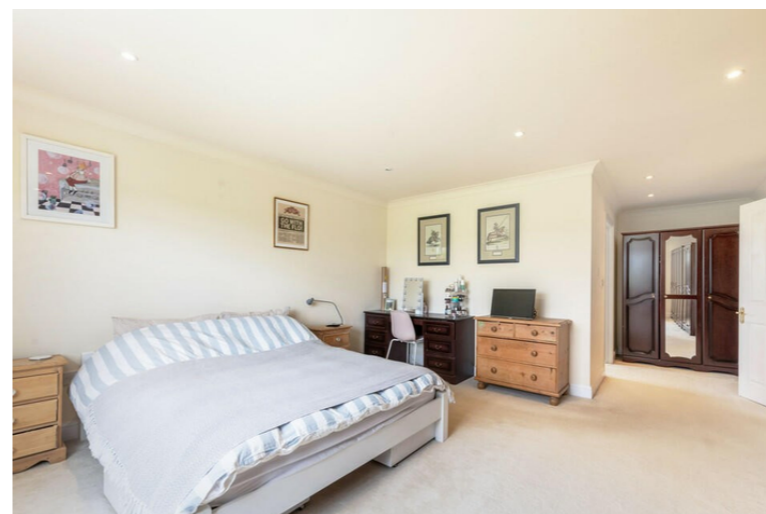

OUTSIDE

Front- Double Garage, brick block paved driveway, laid to lawn, open plan, gated side access.

Rear- Open field views, paved terrace, mature shrubs, laid to lawn and fencing.

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	70	78

EU Directive 2002/91/EC