



10 Wisteria Way, Bourne, Lincolnshire PE10 9SY

£475,000



*** LARGE DETACHED FAMILY HOME *** Rosedale are delighted to offer this executive property to the market located in a sought area of Bourne. The property sits within a corner plot tucked away in a cul-de-sac. There is a private gravel driveway leading to the parking area and double garage. The property has five double bedrooms, two with ensuites and a four piece family bathroom. Downstairs there are two receptions, a dual aspect lounge, kitchen/breakfast, utility, and cloakroom. The rear and side gardens have been extremely well maintained with a composite seating area, as well as a lovely decking area. The property has newly fitted solid oak doors and is well presented throughout it would be ideal for a growing family. To fully appreciate this home viewings are highly recommended. EPC Energy Rating C/Council Tax Band E.

ENTRANCE HALL

UPVC half glazed door to front, tiled flooring, dado rail, stairs to first floor and two cupboards.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash and basin, tiled flooring, radiator, part tiled walls and UPVC window to side.

LOUNGE

23' 5" x 13' 4" (7.14m x 4.06m) (approx.) L-Shape, UPVC window to front, wood burner, modern radiator and UPVC French doors to garden.

KITCHEN/BREAKFAST

15' 0" x 11' 2" (4.57m x 3.40m) (approx.) Fitted with a range of made to measure solid oak base and eye level units, stainless steel sink unit, electric fan oven, gas hob, radiator, space for fridge freezer and UPVC windows to front and side.

DINING ROOM

11' 9" x 11' 7" (3.58m x 3.53m) (approx.) UPVC French doors to garden, radiator and dado rail.

UTILITY ROOM

8' 1" x 8' 1" (2.46m x 2.46m) (approx.) Fitted with a range of base units, stainless steel sink unit, upstands, new wall mounted gas boiler fitted in Oct 2024, plumbing and space for washing machine, fridge freezer space, pantry, radiator, tiled flooring, UPVC window to side and UPVC door to garden.

LANDING

UPVC window to front, loft access, dado rails and two wall mounted light fittings.

BEDROOM ONE

17' 8" x 13' 2" (5.38m x 4.01m) (approx.) UPVC windows to front and rear, radiator, artex, coving and fitted wardrobe.

ENSUITE

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, part tiled walls, extractor fan, artex, coving, heated towel rail and loft access.

BEDROOM TWO

13' 10" x 11' 9" (4.22m x 3.58m) (approx.) UPVC window to rear, radiator, artex and coving.

ENSUITE

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

BEDROOM THREE

11' 10" x 11' 5" (3.61m x 3.48m) (approx.) UPVC window to rear, artex, coving and radiator.

BEDROOM FOUR

15' 1" x 8' 5" (4.60m x 2.57m) (approx.) UPVC Bay window to front and radiator.

BEDROOM FIVE

10' 2" x 8' 2" (3.10m x 2.49m) (approx.) UPVC window to front, radiator, artex and coving.

BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, part tiled walls, artex, coving, heated towel rail, extractor fan and UPVC window to side.

OUTSIDE

The front of the property has a large gravel driveway with parking for multiple cars, fencing and hedging.

The South facing rear garden is laid to lawn, with recently relaid paved patio to the side, a shed, composite decking, seating area, enclosed by fencing and has gated side access.

DOUBLE GARAGE

Light, power, courtesy door to rear, window to rear and electric roller 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.

