



37 George Street, BOURNE, Lincolnshire PE10 9HE

£300,000



Spacious Family Home Within Walking Distance to Central Bourne Rosedale is delighted to offer this extended and well-presented semi-detached property, ideally located within walking distance of Bourne town centre. Perfect for a growing family, the home offers generous and versatile living space throughout. The ground floor comprises a dual-aspect lounge, a spacious extended kitchen/breakfast room, a utility room, a cloakroom, and a flexible sitting/dining room – ideal for entertaining or family living. Upstairs, there are four bedrooms, including a main bedroom with en-suite, plus a modern family bathroom. All bedrooms feature fitted wardrobes, offering ample storage. Externally, the property boasts plentiful gravel parking to both the front and rear, with shared access leading to additional hardstanding and a detached double garage. The rear garden is mainly laid to lawn and includes gated access, providing a secure and private outdoor space. This fantastic home is a rare find in such a convenient location. Viewings are highly recommended to fully appreciate all it has to offer. EPC Energy Rating C - Council Tax Band A.

ENTRANCE HALL

Half glazed door to front, tiled flooring and stairs to first floor.

LOUNGE

16' 1" x 11' 10" (4.90m x 3.61m) (approx.) Dual aspect, laminated flooring, UPVC window to front and UPVC French doors to garden.

KITCHEN/DINER

17' 5" x 12' 10" (5.31m x 3.91m) (approx.) Refitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, plumbing and space for dishwasher, fridge freezer space, under stairs space, tiled flooring, modern radiator and UPVC windows to front and side.

UTILITY

6' 6" x 5' 6" (1.98m x 1.68m) (approx.) Wall mounted gas boiler, plumbing and space for washing machine and half glazed door to side.

WC

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

SITTING ROOM

15' 6" x 15' 6" (4.72m x 4.72m) (approx.) L-Shape, laminated flooring, radiator, UPVC window to rear and UPVC French doors to garden.

LANDING

Loft access.

BEDROOM ONE

15' 7" x 15' 6" (4.75m x 4.72m) (approx.) (max) Juliet balcony, fitted wardrobes and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, 3/4 tiled walls, extractor fan, heated towel rail and UPVC window to side.

BEDROOM TWO

11' 3" x 9' 10" (3.43m x 3.00m) (approx.) UPVC window to front, radiator, cupboard and built in wardrobes.

BEDROOM THREE

11' 11" x 9' 9" (3.63m x 2.97m) (approx.) UPVC window to front, radiator, built in wardrobe and cupboard.

BEDROOM FOUR

8' 9" x 7' 11" (2.67m x 2.41m) (approx.) UPVC window to rear, radiator and built in wardrobe.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, 3/4 tiled walls, extractor fan, heated towel rail and UPVC window to side.

OUTSIDE

The rear garden is mainly laid to lawn with paved patio, shed, rear gated access and enclosed by fencing.

The front of the property has off road parking, gravel driveway and double 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.

