



**23 Meadowgate, Bourne, Lincolnshire PE10 9EZ**

**£325,000**



\*\*\* DETACHED CHARACTER HOME MODERNISED THROUGHOUT\*\*\* Rosedale are pleased to offer this period family home which has been lovingly updated from top to bottom with a real eye for detail. The property has been reconfigured giving a lovely welcoming entrance hall, sitting room to the front, extended kitchen/breakfast and podservatory (sunroom) which looks out to the very desirable rear garden. Upstairs the high standards continue with refitted bathroom and modern décor. The front of the property provides off road parking for several vehicles, with electric charging point and solar panels to the roof. The rear garden is full of outdoor amenities which include outdoor kitchen, seating area and at the bottom you will find a cabin which would be perfect for a home office or hobby room. The vendor has informed us of planning permission granted to the rear (STPP). To really

**ENTRANCE HALLWAY**

11' 10" x 12' 2" (3.61m x 3.71m) (Extended) Parquet flooring, under stairs storage cupboard, stairs to first floor landing, UPVC double glazed window to side aspect, half glazed door.

**LOUNGE**

12' 7" x 10' 9" (3.84m x 3.28m) into square bay. UPVC double glazed windows and radiator.

**KITCHEN/BREAKFAST ROOM**

17' 9" x 11' 2" (5.41m x 3.40m) (approx.) Refitted with a range of base, drawer and wall mounted units, sink with mixer tap over, integrated fridge/freezer, eye level microwave, double oven, hob, space for dishwasher, UPVC double glazed window to side aspect, breakfast bar, space and plumbing for washing machine.

**PODSERVATORY (SUN ROOM)**

12' 7" x 12' 8" (3.84m x 3.86m) (approx.) Newly erected modern metal construction with glazed and polycarbonate panels.

**LANDING**

Modern radiator, UPVC double glazed window to side aspect.

**BEDROOM ONE**

11' 3" x 10' 10" (3.43m x 3.30m) (approx.) UPVC double glazed window to rear aspect, modern radiator.

**BEDROOM TWO**

12' 2" x 11' 0" (3.71m x 3.35m) (approx.) UPVC double glazed window to front and side aspect, radiator, original fireplace, storage cupboard.

**BEDROOM THREE**

11' 6" x 9' 2" (3.51m x 2.79m) (approx.) UPVC double glazed window to side aspect, radiator.

**BATHROOM**

Refitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail, part tiled, UPVC double glazed window to side aspect.

**OUTSIDE**

Front: Paved driveway providing off-road parking for several vehicles. Rear : Mainly laid to lawn with paved patio, seating area on newly laid resin base and mature shrubs. There is a homemade outdoor area that can be utilised as a bar/kitchen area with waterproof electric points.

At the bottom of the rear garden there is also a Norwegian style cabin measuring 15'8" x 15'8" (4.78m x 4.78m (approx) that has wired internet connectivity and multiple electric sockets with its own RCD consumer box. This is used as an office, games and music room.

**AGENT 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.

