



39 Thyme Avenue, Bourne, Lincolnshire PE10 9ND

£325,000



*****WALKING DISTANCE TO BOURNE CENTRE***** Rosedale Property Agents are delighted to present to the market this well-presented detached family home, ideally situated in the heart of Bourne. Tucked away in a quiet cul-de-sac, the property offers convenient access to local amenities, schools, and doctors' surgeries. Boasting a south-facing rear garden and a double-width driveway leading to a garage, this spacious home is ready to move straight into. The generous room sizes throughout create a comfortable and versatile living environment. Upon entering, you are welcomed by a bright and inviting hallway with a convenient cloakroom. The lounge flows seamlessly into the dining room, providing an excellent space for entertaining. The kitchen/breakfast room overlooks the rear garden, while a separate utility room offers access to the garage. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the property is set back from the road with a brick block-paved driveway and gated side access to the rear garden. Early viewing is highly recommended to fully appreciate all this wonderful family home has to offer. FPC Rating: C Council Tax Band: D

ENTRANCE HALL

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

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, laminate flooring, part tiled walls, extractor fan and radiator.

KITCHEN/BREAKFAST

16' 6" x 10' 4" (5.03m x 3.15m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, integrated oven, gas hob, extractor fan, breakfast bar, fridge space, dishwasher space, part tiled walls, tiled flooring, downlighting, UPVC window to rear and UPVC French doors to garden.

UTILITY

10' 4" x 9' 2" (3.15m x 2.79m) (approx.) Fitted with a range of base and eye level units, wall mounted gas boiler, plumbing and space for washing machine and tumble dryer, tiled flooring, half glazed door to side and door to garage.

DINING

10' 4" x 9' 3" (3.15m x 2.82m) (approx.) UPVC window to rear, laminate flooring, radiator and double doors to lounge.

LOUNGE

15' 10" x 11' 2" (4.83m x 3.40m) (approx.) UPVC bay window to front, gas fire, two radiators double doors to dining room.

LANDING

Airing cupboard and loft access.

BEDROOM ONE

14' 2" x 12' 2" (4.32m x 3.71m) (approx.) UPVC window to front, fitted wardrobes with mirror insets and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, 1/2 tiled walls, shaver point, radiator and UPVC window to front.

BEDROOM TWO

12' 1" x 9' 5" (3.68m x 2.87m) (approx.) UPVC window to rear, radiator and fitted wardrobes.

BEDROOM THREE

12' 5" x 8' 4" (3.78m x 2.54m) (approx.) UPVC window to front, radiator and fitted wardrobes.

BEDROOM FOUR

10' 6" x 8' 9" (3.20m x 2.67m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, 3/4 tiled walls, radiator, shaver point, tiled flooring and UPVC window to rear.

SINGLE GARAGE

Light, power and up and over door.

OUTSIDE

The South facing rear garden is laid to lawn with paved patio, mature shrubs and bushes, shed, gated access, outside tap, lighting and enclosed by fencing.

There is a block brick paved driveway with off road parking off road parking leading to the 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.

