



27 Badger Lane, Bourne, Lincolnshire PE10 0FT

£210,000



*****SPACIOUS THREE STOREY FAMILY HOME***** Rosedale are pleased to offer to the market this family home located within a cul-de-sac location close to Bourne town centre and local amenities. The property has flexible accommodation with three/four bedrooms, two receptions, ensuite to main bedroom, family bathroom and cloakroom. The kitchen breakfast room leads into the landscaped rear garden and gated access to the parking area and the single garage. To fully appreciate this property viewings are highly recommended. EPC energy rating C/ Council Tax Band C

ENTRANCE HALL

Door to front, stairs to first floor and radiator.

CLOAKROOM

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

SITTING ROOM

14' 9" x 14' 8" (4.50m x 4.47m) (approx.) Two UPVC double glazed windows to front and two UPVC double glazed windows to side, radiator and storage cupboard.

KITCHEN

14' 8" x 14' 0" (4.47m x 4.27m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel mixer tap and splashbacks. Range cooker, extractor fan, plumbing for dishwasher, plumbing for automatic washing machine, freezer space, tiled floor and UPVC double glazed windows to front and rear.

LANDING

Stairs from ground floor, UPVC double glazed window to front, radiator and stairs to first floor.

LOUNGE

19' 6" x 15' 0" (5.94m x 4.57m) (approx.) UPVC double glazed window to front with Juliet balcony to side. Two radiators.

BEDROOM TWO

14' 9" x 10' 6" (4.50m x 3.20m) (approx.) Double glazed window to rear.

LANDING

Two UPVC double glazed windows to front and airing cupboard.

BEDROOM ONE

15' 0" x 13' 8" (max) (4.57m x 4.17m) (approx.) UPVC double glazed windows to front and side, wardrobe.

ENSUITE

Fitted with a three piece suite comprising wash hand basin, WC and shower cubicle. Partly tiled, extractor fan and radiator.

BEDROOM THREE

14' 9" x 11' 0" (4.50m x 3.35m) (approx.) UPVC double glazed window to side, radiator and double wardrobe.

BATHROOM

Fitted with a three piece suite comprising wash hand basin, WC and bath. Partly tiled, radiator and shaver point.

OUTSIDE

Landscaped garden enclosed by fencing and wall, laid to lawn, paved patio area, seating area, pergola with seating area with gated side access.

GARAGE

Garage to rear.

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.

