

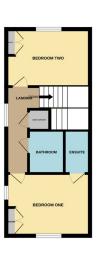


27 Badger Lane, Bourne, Lincolnshire PE10 0FT

£210,000









\*\*\*SPACIOUS THREE STOREY FAMILY HOME\*\*\* Rosedale are pleased to offer to the market this family home located within a culde-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



# 'Making your move easier'

#### **ENTRANCE HALL**

Door to front, stairs to first floor and radiator.

# **CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin and WC. BEDROOM THREE 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.

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.

Elsea Park

Water Ln









