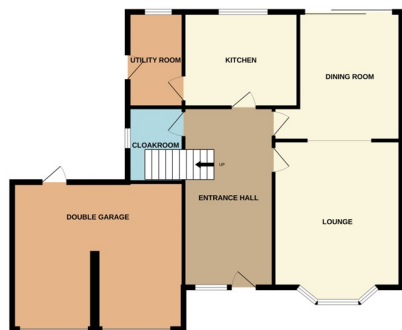




**124 Stephenson Way, Bourne, Lincolnshire PE10 9DD**

**£390,000**



**\*\*\*SPACIOUS DETACHED FAMILY HOME\*\*\*** Rosedale are pleased to offer this family home situated in a sought after location on the North side of Bourne. This Alison built home has four double bedrooms, ensuite to main and family bathroom upstairs. Downstairs there is a generous entrance hall, leading to cloakroom, lounge, dining room, refitted kitchen and utility room. Outside there are gardens to the front and rear, a double garage with a recently fitted boiler and driveway parking for a number of vehicles. The property also benefits from solar panels owned outright by the current owner. To fully appreciate this family home viewings are highly recommended. EPC Energy Rating C/ Council Tax Band E

### ENTRANCE HALL

UPVC door to front, UPVC double glazed window to front, stairs to first floor and radiator.

### CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Partly tiled and UPVC double glazed window to side.

### LOUNGE

15' 3" x 13' 1" (4.65m x 3.99m) (approx.) UPVC double glazed window to front, fireplace with gas fire and arch to:

### DINING ROOM

13' 5" x 13' 1" (10'9" min) (4.09m x 3.99m) (approx.) UPVC sliding doors to garden and radiator.

### KITCHEN

11' 11" x 9' 11" (3.63m x 3.02m) (approx.) Fitted with a range of base and wall mounted units with stainless steel sink unit with mixer tap and tiled splashbacks. Integrated oven, hob and extractor fan, plumbing for dishwasher and radiator.

### UTILITY ROOM

9' 11" x 5' 11" (3.02m x 1.80m) Fitted with a range of base and eye level units with stainless steel sink unit and tiled splashbacks, plumbing for automatic washing machine, space for fridge freezer, radiator and UPVC double glazed window to rear. UPVC door to side.

### LANDING

Stairs from ground floor. UPVC double glazed window to side, radiator, airing cupboard and loft access.

### BEDROOM ONE

17' 5" x 15' 3" (5.31m x 4.65m) (approx.) UPVC double glazed window to front, cupboard and radiator.

### ENSUITE

Fitted with a three piece suite comprising wash hand basin, WC and shower cubicle. UPVC double glazed window to front.

### BEDROOM TWO

13' 5" x 13' 3" (4.09m x 4.04m) (approx.) UPVC double glazed window to rear and radiator.

### BEDROOM THREE

12' 2" x 8' 9" (3.71m x 2.67m) (approx.) UPVC double glazed window to front and radiator.

### BEDROOM FOUR

10' 6" x 10' 0" (3.20m x 3.05m) (approx.) UPVC double glazed window to rear and radiator.

### BATHROOM

Fitted with a three piece suite comprising wash hand basin, WC and bath with mixer shower over. Fully tiled, heated towel rail and UPVC double glazed window to side.

### OUTSIDE

Front: Open plan with stone chip driveway providing off road parking and laid to lawn.

Rear: Enclosed by fencing, laid to lawn with mature shrubs, fruit trees, paved patio area and side access.

### DOUBLE GARAGE

Double garage with up and over doors, light and power, door to rear and boiler.

### 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.

