



3 Delaine Close, Bourne, Lincolnshire PE10 9LP

£340,000



VERY WELL PRESENTED SPACIOUS FAMILY HOME WITHIN WALKING DISTANCE OF BOURNE TOWN CENTRE Offers in Excess of £340,000 are invited for this detached property which is very well situated for local amenities and offers great living accommodation. Downstairs there is a welcoming entrance hallway and a lounge with double doors leading through to the dining room. There is also a separate study/playroom, breakfast kitchen, utility room and cloakroom. To the first floor there are four bedrooms with ensuite to master bedroom and a family bathroom whilst outside there is an immaculate rear garden and a driveway offering off road parking leading to the single garage. EPC Energy Rating currently unavailable - Council Tax Band D

ENTRANCE HALLWAY

Radiator and stairs leading to first floor.

CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin, tiled flooring and UPVC double glazed window to side aspect.

STUDY

9' 1" x 6' 8" (2.77m x 2.03m) (approx.) Radiator and UPVC double glazed window to front aspect.

LOUNGE

12' 1" x 15' 4" (3.68m x 4.67m) (approx.) Two radiators, fireplace, UPVC double glazed bay window to front aspect. Double doors to:

DINING ROOM

10' 5" x 9' 8" (3.17m x 2.95m) (approx.) Radiator and UPVC double glazed sliding doors to rear garden.

BREAKFAST KITCHEN

11' 3" x 11' 6" (3.43m x 3.51m) (approx.) Fitted with a range of base, drawer and wall units, electric oven, gas hob with extractor over, 1.25 stainless steel drainer sink with mixer tap over, fitted worktop, radiator, tiled floor and UPVC double glazed window to rear aspect.

UTILITY ROOM

11' 5" x 5' 0" (3.48m x 1.52m) (approx.) Fitted with base and wall units, drainer sink, space and plumbing for washing machine, wall mounted boiler, radiator, tiled floor, under stairs storage cupboard, UPVC double glazed window to side aspect and door to garden.

LANDING

Loft access, airing cupboard and UPVC double glazed window to side aspect.

BEDROOM ONE

10' 5" x 13' 8" (3.17m x 4.17m) (approx.) Radiator, built in wardrobe and UPVC double glazed window to front aspect.

ENSUITE

Fitted with a three piece suite comprising WC, shower cubicle and wash hand basin. Tiled floor, extractor fan, radiator and UPVC double glazed window to front aspect.

BEDROOM TWO

10' 5" x 10' 8" (3.17m x 3.25m) (approx.) Radiator and UPVC double glazed window to rear aspect.

BEDROOM THREE

10' 4" x 11' 6" (3.15m x 3.51m) (approx.) Radiator and UPVC double glazed window to front aspect.

BEDROOM FOUR

7' 8" x 9' 8" (2.34m x 2.95m) (approx.) Radiator and UPVC double glazed window to rear aspect.

FAMILY BATHROOM

Fitted with a three piece suite comprising WC, bath with shower over and wash hand basin. Tiled floor, shelving, radiator and UPVC double glazed window to rear aspect.

SINGLE GARAGE

With up over door, loft storage and power and lights connected.

OUTSIDE

Front: Set behind mature hedging there is a footpath leading to the front door.
Rear: The immaculate rear garden is mainly laid to lawn with a patio area with pergola. There is a side gate leading to the driveway which provides off road parking.

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.

