



48 Pinewood Close, Bourne PE10 9RL

£295,000



*** DETACHED FAMILY HOME *** Rosedale are pleased to offer to the market this well presented extended property located in a very popular location on the West side of Bourne. Pinewood close is a very desirable location close to Bourne woods, local amenities and schools. Upstairs there are three bedrooms and a family bathroom, downstairs there is a lounge, dining area, conservatory, kitchen and breakfast room. Outside to the front of the property there is plenty of off road parking leading to a single garage. To the rear there is a landscaped garden which is not overlooked and a summer house. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D / Council Tax Band C.

PORCH

UPVC French doors to front, UPVC windows to front and side. Door to entrance hall.

ENTRANCE HALL

Half glazed door to front aspect, stairs to first floor, radiator, cupboard and door to garage.

LOUNGE

11' 7" x 14' 5" (3.84m x 4.39m) (approx.) UPVC double glazed window to front aspect, living flame gas fire, radiator, wall mounted light fittings and archway to:

DINING ROOM

9' 9" x 9' 5" (2.97m x 2.87m) (approx.) UPVC double glazed French doors to conservatory, wall mounted light fittings and coving to ceiling.

CONSERVATORY

11' 11" x 10' 2" (3.63m x 3.10m) (approx.) UPVC construction with brick base, tiled flooring, pitched roof, fan and radiator.

KITCHEN

11' 4" x 8' 11" (3.45m x 2.72m) (approx.) Fitted with a range of wall and base units with work surfaces over, sink unit with mixer tap over, part tiled walls, range cooker, integrated dishwasher and washing machine, fridge, tiled flooring, UPVC double glazed window to rear aspect and archway to:

BREAKFAST ROOM / STUDY

10' 4" x 7' 10" (3.15m x 2.39m) (approx.) UPVC double glazed window to rear aspect, tiled flooring, radiator and door to garden.

FIRST FLOOR LANDING

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

BEDROOM 1

12' 3" x 11' 7" (3.73m x 3.53m) (approx.) UPVC double glazed window to rear aspect, triple freestanding wardrobe, shower cubicle and radiator.

BEDROOM 2

12' 3" x 11' 7" (3.73m x 3.53m) (approx.) UPVC double glazed window to front aspect and radiator.

BEDROOM 3

9' 0" x 7' 7" (2.74m x 2.31m) (approx.) UPVC double glazed window to front aspect, cupboard and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over, tiled flooring, tiled walls, radiator and UPVC double glazed window to rear aspect.

OUTSIDE

The front of the property has a low wall, gravel area providing off road parking for a number of vehicles. The enclosed rear garden is mainly laid to lawn with a paved patio area, mature plants and shrubs, pond, summerhouse, shed and side gated access.

SINGLE GARAGE

Up and over door. Light and power, window to side and door to hall.

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.

