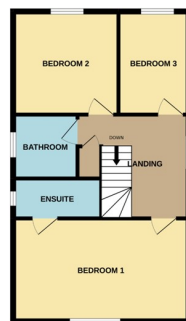




18a Broadlands Avenue, Bourne, Lincs PE10 9BG

£300,000



Detached Family Home Rosedale are delighted to offer to the market this detached family home, located within a popular area of Bourne. The property has been updated to include a refitted kitchen and replacement uPVC windows and doors. It presents extremely well and is being sold with no onward chain. The entrance hall leads to a spacious lounge, dining room, and kitchen, which flows through to the utility room and WC. There is also a conservatory and a part-converted garage currently being used as an office. Upstairs, there are three bedrooms, including the main bedroom with en-suite, and a family bathroom. Outside, there is a driveway leading to the front of the garage, and gated side access to the rear garden. To fully appreciate this family home, viewings are highly recommended. EPC Energy Rating: C Council Tax Band: D

ENTRANCE HALL

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

LOUNGE

18' 3" x 10' 4" (plus bay) (5.56m x 3.15m) (approx.) UPVC double glazed window to front and radiator.

KITCHEN

14' 5" x 8' 10" (4.39m x 2.69m) (approx.) Re-fitted with a range of base and wall mounted units with work surfaces over, integral sink unit with mixer tap, up stands, induction hob, Integrated oven and microwave, extractor fan, fridge freezer space and radiator. UPVC double glazed window to side, UPVC French doors to garden, door to utility room.

UTILITY ROOM

6' 6" x 6' 4" (1.98m x 1.93m) (approx.) Fitted with a range of base and eye level units, part tiled, wall mounted gas boiler, plumbing for washing machine, vent for tumble dryer, newly fitted electrics, UPVC double glazed window to side and door to side.

CONSERVATORY

9' 0" x 7' 6" (2.74m x 2.29m) (approx.) Brick built with UPVC windows to rear and side. UPVC double glazed door to garden, door to office.

CLOAKROOM

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

DINING ROOM

10' 4" x 8' 9" (3.15m x 2.67m) (approx.) UPVC French doors to conservatory and radiator.

OFFICE

13' 6" x 7' 1" (4.11m x 2.16m) UPVC double glazed window to rear, radiator. Off conservatory at rear of garden.

LANDING

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

BEDROOM ONE

18' 2" x 10' 4" (5.54m x 3.15m) (approx.) UPVC double glazed window to front, wardrobes and radiator.

ENSUITE

Fitted with a three piece suite comprising wash hand basin, double shower cubicle and WC. Partly tiled walls, extractor fan, radiator and UPVC double glazed window to side.

BEDROOM TWO

10' 9" x 10' 6" (3.28m x 3.20m) (approx.) UPVC double glazed window to rear and radiator.

BEDROOM THREE

10' 6" x 7' 0" (3.20m x 2.13m) (approx.) UPVC double glazed window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising bath, wash hand basin and WC. Partly tiled, radiator, extractor fan and UPVC double glazed window to side.

OUTSIDE

Front: Resin driveway with off road parking. leading to garage which is partial converted

Rear: Paved patio, stone chip area enclosed by fencing with raised beds and gated side access.

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.

