



32 Fir Avenue, Bourne, Lincolnshire PE10 9RY

£500,000



Rosedale Property Agents are delighted to offer for sale this property in a very sought-after cul-de-sac in Bourne, within striking distance of the beautiful and historic Bourne Woods. This deceptively spacious, extended and fully modernised four-bedroom detached home offers the perfect blend town living with some countryside charm and whilst the exterior may not immediately catch the eye, step inside and you'll discover a stylish, high-spec interior that has been thoughtfully designed to meet the demands of modern family life. The property features a stunning open-plan kitchen/dining/living space, ideal for entertaining, a generous lounge with bi-folding doors to the rear which showcase the field views, plus an additional bright family room to the front of the property. Also, downstairs, is a useful utility/boot room, built in storage cupboards and a downstairs cloakroom. Upstairs, the four well-proportioned bedrooms are all comfortable and spacious doubles with the Master bedroom including a modern ensuite and there is a refitted modern and stylish four piece family bathroom. Externally, this property sits on the edge of Bourne with a westerly aspect rear garden with fields behind and views to Bourne woods. There is a driveway providing off road parking and an oversized garage. An ideal property for someone needing easy reach of local amenities, reputable schools, and transport links. EPC Energy Rating C/Council Tax Band E.

ENTRANCE PORCH

Front door, double glazed window to front and side and door to:

ENTRANCE HALLWAY

Two built in storage cupboards, two radiators and stairs to first floor accommodation.

2ND RECEPTION ROOM

13' 10" x 10' 07" (4.22m x 3.23m) (approx.) Double glazed window to front with wooden bi-fold shutters and radiator.

UTILITY ROOM

10' 01" x 8' 06" (3.07m x 2.59m) (approx.) Fitted with base units with fitted worktops, wall mounted boiler, extra-large ceramic butler sink with pull out hose tap, vertical radiator, spotlights, double glazed window to side and double glazed door to garden.

CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin with storage below, space and plumbing for washing machine, double glazed window to side and heated towel rail.

KITCHEN BREAKFAST ROOM

26' 2" x 10' 5" (7.98m x 3.17m) (approx.) Open plan to the hallway and fitted with a range of base and wall mounted units, matching island with base units and pop up electric socket, fitted worktops, integrated full height fridge, integrated full height freezer, integrated slimline dishwasher, 1.25 ceramic sink with mixer tap over, Rangemaster cooker with double oven and 5 ring induction hob, two vertical radiators, double glazed window to side and rear and double glazed French doors to garden.

Open plan to:

DINING ROOM

11' 04" x 9' 08" (3.45m x 2.95m) (approx.) Vertical radiator and spotlights.

LOUNGE

14' 01" x 16' 07" (4.29m x 5.05m) (approx.) Vertical radiator, standard radiator and double glazed tri-fold doors (with integrated blinds) to garden.
Door to garage.

LANDING

Radiator, storage cupboard and double glazed window to side.

BEDROOM ONE

19' 01" x 10' 05" (max) (5.82m x 3.17m) (approx.) Split level room, radiator and double glazed window to rear.

ENSUITE

Fitted with a four suite comprising double sized shower cubicle, low level wc, bidet and wash hand basin with storage below, heated towel rail and double glazed window to rear.

BEDROOM TWO

10' 00" x 23' 02" (3.05m x 7.06m) (approx.) Split level room, two radiators, built in wardrobes and double glazed window to rear.

BEDROOM THREE

10' 11" x 13' 01" (3.33m x 3.99m) (approx.) Radiator, coving and double glazed window to front.

BEDROOM FOUR

9' 08" x 10' 03" (2.95m x 3.12m) (approx.) Radiator, coving, built in storage cupboard and double glazed window to front.

FAMILY BATHROOM

Fitted with a four piece suite comprising bath with shower attachment, low level WC, double sized shower cubicle and wash hand basin with storage below, heated towel rail and double glazed window to side.

GARAGE

12' 07" x 20' 06" (3.84m x 6.25m) (approx.) Oversized garage with up and over door, power and lights connected.

OUTSIDE

The property sits on a corner plot with open fields to the rear.

The front garden has a block paved driveway offering ample off road parking. Side gate access to the side and rear garden.

The rear is mainly laid to a split level lawn with established shrubs, paved patio, second paved patio with pergola over, bin storage area and two sheds.

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.

