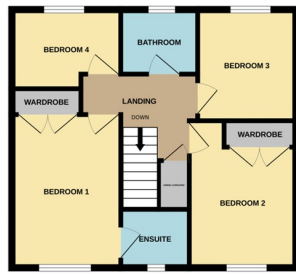
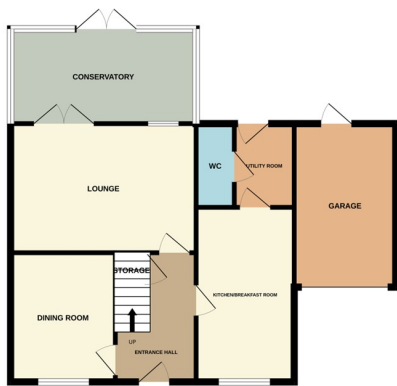




12 Marigold Avenue, Bourne, Lincolnshire PE10 0PX

£300,000



*****WELL PRESENTED THROUGHOUT***** Offers are invited in excess of £310,000 for this lovely modern detached family home located overlooking the wide open green space. This property has four good size bedrooms, a refitted ensuite, bathroom and cloakroom. There are two reception rooms, conservatory, kitchen/breakfast and utility room. Outside there is a good size south facing garden, to the front there is a driveway leading to a single garage. This property is within walking distance to Bourne Grammar School and local amenities. With the nature reserve to the front of the property there is a real feeling of space. To fully appreciate this property, viewings are highly recommended. Energy Rating TBC /Council Tax Band D.

ENTRANCE HALL

Half glazed door to front, laminate floor, radiator and cupboard.

DINING ROOM

10' 6" x 8' 8" (3.20m x 2.64m) (approx.) UPVC double glazed window to front, laminate floor and radiator.

KITCHEN/BREAKFAST ROOM

14' 5" x 8' 1" (4.39m x 2.46m) (approx.) Fitted with a range of base and wall mounted units with stainless steel sink unit. Partly tiled, integrated oven with hob and extractor fan over. Plumbing for dishwasher, fridge freezer space and laminate floor.

UTILITY ROOM

7' 0" x 5' 1" (2.13m x 1.55m) (approx.) Fitted with a range of base units, stainless steel sink unit and partly tiled. Plumbing for automatic washing machine, tumble dryer space. Wall mounted gas boiler, extractor fan, radiator and half glazed door to rear.

CLOAKROOM

Re-fitted with a two piece suite comprising wash hand basin and WC. Partly tiled, extractor fan and radiator.

LOUNGE

15' 4" x 10' 7" (4.67m x 3.23m) UPVC double glazed window to rear, radiator, laminate floor and French doors to:

CONSERVATORY

13' 0" x 7' 10" (3.96m x 2.39m) (approx.) UPVC construction, French doors to garden,

LANDING

Radiator, loft access and cupboard.

BEDROOM ONE

12' 11" x 8' 11" (3.94m x 2.72m) (approx.) UPVC double glazed window to front, radiator and wardrobe.

ENSUITE

Re-fitted with a three piece suite comprising wash hand basin, WC and shower cubicle. Extractor fan, heated towel rail, tiled walls and UPVC double glazed window to front.

BEDROOM TWO

12' 4" x 8' 5" (3.76m x 2.57m) (approx.) UPVC double glazed window to front

BEDROOM THREE

9' 3" x 8' 0" (2.82m x 2.44m) (approx.) UPVC double glazed window to rear and radiator.

BEDROOM FOUR

8' 9" x 6' 5" (2.67m x 1.96m) (approx.) UPVC double glazed window to rear and radiator.

BATHROOM

Re-fitted with a three piece suite comprising bath with mixer tap over, wash hand basin and WC. Fully tiled, extractor fan, tiled floor, heated towel rail and UPVC double glazed window to rear.

OUTSIDE

Front: Stone frontage with pebble area, block paved driveway providing off road parking and green area to the front.

Rear: Low maintenance, mainly laid to lawn with paved patio and seating area to rear.

Door to garage.

SINGLE GARAGE

Single garage with door to garden.

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.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

