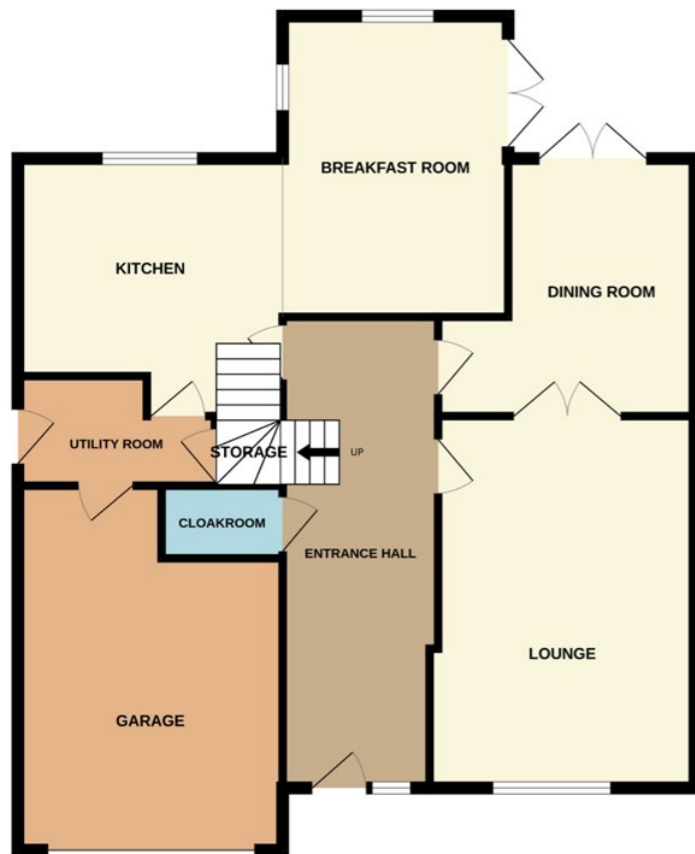




29 Tarragon Way, Bourne, Lincolnshire PE10 9NA

£440,000



\*\*\*MODERN DETACHED SPACIOUS FAMILY HOME\*\*\* Rosedale are delighted to offer to the market this lovely well presented property located in one of the most sought after areas in the centre of Bourne, with easy access to the bus station, Sainsburys and the town. The property has many key features including four large double bedrooms all with integrated wardrobes, ensuite to main bedroom and a four piece family bathroom, off a galleried landing. Downstairs is a lounge with double doors to the dining room. There is also a cloakroom, kitchen opening up to the breakfast area and seating, with views overlooking the well maintained garden. There is also a utility room with access to the double garage. The property sits on a corner plot with ample driveway parking to the front and an open plan lawned area. To fully appreciate this home viewings are highly recommended. EPC Energy Rating C/Council Tax Band E.

**ENTRANCE HALL**  
Half glazed door to front, radiator, dado rail and stairs to first floor.

**CLOAKROOM**  
Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, coving, laminate flooring and radiator.

**LOUNGE**  
17' 1" x 11' 10" (5.21m x 3.61m) (approx.) UPVC window to front, laminate flooring, fireplace, two radiators and double doors to dining room.

**DINING ROOM**  
11' 10" x 10' 1" (3.61m x 3.07m) (approx.) UPVC French doors to garden, radiator, laminate flooring and double doors from lounge.

**KITCHEN**  
12' 2" x 11' 1" (3.71m x 3.38m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, gas hob, extractor fan, integrated dishwasher, integrated fridge, integrated freezer, radiator and UPVC window to rear.

**FAMILY ROOM**  
13' 10" x 10' 5" (4.22m x 3.17m) (approx.) Laminated flooring, two radiators, UPVC windows to rear and side and UPVC French doors to garden.

**UTILITY**  
9' 2" x 5' 4" (2.79m x 1.63m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, plumbing and space for washing machine and tumble dryer, wall mounted gas boiler, radiator, cupboard, radiator, door to garage and door to side.

**GALLERIED LANDING**  
Loft access and airing cupboard.

**BEDROOM ONE**  
15' 0" x 14' 1" (4.57m x 4.29m) (approx.) UPVC Dorma window to front, two radiators and fitted wardrobes.

**ENSUITE**  
Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, radiator, part tiled walls, shaver point, and UPVC window to front.

**BEDROOM TWO**  
13' 9" x 11' 10" (4.19m x 3.61m) (approx.) UPVC window to front, radiator and fitted wardrobe.

**BEDROOM THREE**  
12' 0" x 11' 9" (3.66m x 3.58m) (approx.) UPVC window to rear, radiator, laminate flooring and fitted wardrobes.

**BEDROOM FOUR**  
12' 4" x 9' 6" (3.76m x 2.90m) (approx.) UPVC window to rear, radiator and fitted wardrobes.

**BATHROOM**  
Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, 3/4 tiled walls, radiator and UPVC window to rear.

**OUTSIDE**  
Front- Corner Plot, laid to lawn, mature shrubs, double tarmac drive and double garage.

Rear Garden- Laid to lawn, paved patio, gravel border, enclosed by fencing and walling, gated side access, mature shrubs, pent shed and summerhouse.

**DOUBLE GARAGE**

**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.

