



**Rosedale**  
PROPERTY AGENTS

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**22 Southfields, Bourne, Lincolnshire PE10 9TZ**

**£340,000**



\*\*\* BEAUTIFULLY PRESENTED DETACHED HOME IN STRIKING DISTANCE OF BOURNE GRAMMAR SCHOOL \*\*\* Situated in a very popular cul-de-sac in Bourne, close to the Grammar school and the town centre, this detached family home has been vastly improved by its current owner and offers a wonderful family home with ample living space and good sized rooms throughout. Accommodation comprises of a lounge, newly refitted downstairs WC, spacious kitchen/diner, utility room with pantry and a superb conservatory with bifold doors into the garden and internal garage access. Upstairs are 4 bedrooms, a newly refitted ensuite and a family bathroom. Outside is a garage, off road parking and a pretty and fully enclosed rear garden. Viewing is highly recommended to avoid missing out! EPC energy rating - C / Council Tax Band - D.

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## ENTRANCE HALLWAY

Composite door to the front, radiator and stairs to first floor landing.

## DOWNSTAIRS CLOAKROOM

Recently refitted with a two piece suite comprising low level WC, wash hand basin, radiator, tiled splashback and wall panelling.

## LOUNGE

14' 5" x 13' 8" (4.39m x 4.17m) (approx.) Dual aspect UPVC double glazed bay window to front aspect and UPVC double glazed window to side aspect, radiator.

## KITCHEN/DINER

18' 11" x 9' 8" (5.77m x 2.95m) (approx.) Fitted with a range of base, drawer and wall mounted units, sink with mixer tap over, range cooker, space and plumbing for dishwasher, space for fridge and freezer. Door to utility room. UPVC double glazed window to rear and French doors to the conservatory:

## UTILITY ROOM

7' 3" x 4' 7" (2.21m x 1.40m) (approx.) Fitted with base units, space and plumbing for washing machine, stainless steel sink with drainer unit and mixer tap, partially tiled tiled, half glazed external door to the side, pantry cupboard.

## CONSERVATORY

13' 10" x 12' 0" (4.22m x 3.66m) (approx.) UPVC double glazed with large opening windows and bifolds to one full side. internal door to garage, radiator, glass roof.

## LANDING

Airing cupboard with boiler, UPVC double glazed window to front, radiator.

## BEDROOM ONE

13' 6" x 12' 3" (4.11m x 3.73m) (approx.) UPVC double glazed window to front and side aspect, built in wardrobes, radiator.

## ENSUITE

Recently refitted with a three piece suite comprising shower cubicle, wash hand basin, low level WC, UPVC double glazed window to side aspect, partially tiled, radiator.

## BEDROOM TWO

13' 0" x 8' 3" (3.96m x 2.51m) (approx.) UPVC double glazed window to front aspect, radiator, storage cupboard.

## BEDROOM THREE

9' 0" x 9' 8" (2.74m x 2.95m) (approx.) UPVC double glazed window to rear aspect, radiator, storage cupboard.

## BEDROOM FOUR

9' 8" x 6' 8" (2.95m x 2.03m) (approx.) UPVC double glazed window to rear aspect, radiator.

## BATHROOM

Fitted with a three piece suite comprising bath with mixer shower over, wash hand basin, low level WC, radiator, partially tiled, UPVC double glazed window to side aspect.

## OUTSIDE

Front: Tarmac driveway providing off road parking leading to a single garage. Gravelled front garden and privacy hedge.

Rear: Partially aid to lawn with an extensive paved patio area. Mature shrubbery and trees, decked area, woodchipped and gravelled area. Side access and shed.

## SINGLE GARAGE

Power and lighting with up and over door.

## AGENT 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.

