



4 Holloway Avenue, Bourne, Lincolnshire PE10 0DG

£245,000



*****POPULAR AND VERSATILE FAMILY HOME***** Rosedale are delighted to offer to the market this well-presented Stamford built home, located within a popular modern development. The property provides easy access to Bourne schools and local amenities, and is ideally situated for access to Peterborough via the A15. Upon entering the property, you are greeted by a dual-aspect kitchen/dining/living space with a door leading to the garden, as well as a utility/WC. The first-floor landing leads to a dual-aspect lounge with a Juliet balcony overlooking the rear, along with the main bedroom featuring an en suite, and bedroom four. The second floor comprises bedrooms two and three. Outside, there is parking to the front and a carport with 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

Half glazed door to front, stairs to first floor, under stairs cupboard, laminated flooring and UPVC window to side.

CLOAKROOM/UTILITY ROOM

Fitted with a range of base and eye level units, stainless steel sink unit, plumbing and space for washing machine, WC, extractor fan, tiled flooring, radiator and UPVC window to side.

KITCHEN/LIVING/DINER

22' 1" x 15' 2" (6.73m x 4.62m) (max) 8' 8" (min) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, fridge freezer space, integrated dishwasher, tiled flooring, radiator, UPVC window to rear and half glazed door to garden.

LANDING

Stairs to second floor and double doors to:

LOUNGE

20' 0" x 10' 0" (6.10m x 3.05m) (approx.) UPVC window to front, radiator, Juliet balcony and two radiators.

BEDROOM FOUR

9' 1" x 7' 2" (2.77m x 2.18m) (approx.) UPVC window to front and radiator.

BEDROOM ONE

11' 11" x 9' 1" (3.63m x 2.77m) (approx.) UPVC window to rear and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, laminated flooring, extractor fan, downlighting and UPVC window to rear.

LANDING

Airing cupboard, loft access and Velux window to front.

BEDROOM TWO

13' 2" x 10' 0" (4.01m x 3.05m) (approx.) UPVC Dorma window to front, radiator and built in wardrobes.

BEDROOM THREE

10' 8" x 8' 3" (3.25m x 2.51m) (approx.) UPVC Dorma window to front, radiator and built in wardrobes.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, laminated flooring, downlighting, radiator and UPVC Dorma window to rear.

OUTSIDE

Carport to front.

The rear garden is laid to lawn with paved patio area, mature shrubs, tree, shed, gate to carport and enclosed by fencing

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.

