



47 Meadowgate, Bourne, Lincolnshire PE10 9EY

£355,000



STONE FRONTAGE DETACHED FAMILY HOME Rosedale are delighted to offer to the market this spacious family home, located within the heart of Bourne. The property is within walking distance to the bus station, schools, and shops, no more parking worries. The property is set back from the road with plenty of parking to the front and is in exceptional condition with a spacious and airy feel throughout. Upstairs there are four double bedrooms and a four piece bathroom suite. Downstairs there is a choice of two entrances, lounge, dining room, conservatory, cloakroom and kitchen. Outside to the rear there is a very well maintained rear garden with summer house and shed. To fully appreciate this family home viewings are highly recommended. EPC Energy Rating D/Council Tax Band D.

ENTRANCE HALL

Glazed door to side, stairs to first floor and door to lounge.

DINING ROOM

12' 8" x 11' 5" (3.86m x 3.48m) (approx.) Laminated flooring, radiator and glazed door to conservatory.

CONSERVATORY

12' 6" x 11' 11" (3.81m x 3.63m) (approx.) Pitched roof, brick base, fan and UPVC French doors to garden.

KITCHEN

11' 5" x 11' 2" (3.48m x 3.40m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, part tiled walls, integrated oven, hob, extractor fan, downlighting, integrated dishwasher, plumbing and space for washing machine and tumble dryer, integrated fridge freezer, two cupboards, radiator, half glazed door to side and UPVC window to rear.

LOBBY

Loft access and radiator.

WC

WC, radiator and UPVC window to side.

LOUNGE

23' 4" x 11' 4" (7.11m x 3.45m) (approx.) Fireplace and two wooden windows to front.

LANDING

Loft access and airing cupboard.

BEDROOM ONE

12' 7" x 11' 5" (3.84m x 3.48m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO

12' 4" x 11' 11" (3.76m x 3.63m) (approx.) Wooden window to front, radiator and cupboard.

BEDROOM THREE

11' 8" x 8' 5" (3.56m x 2.57m) (approx.) Wooden window to front, fitted wardrobes and radiator.

BEDROOM FOUR

12' 2" x 7' 9" (3.71m x 2.36m) (approx.) UPVC window to rear and radiator.

BATHROOM

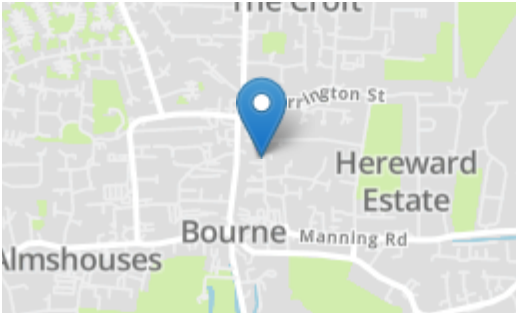
Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, vanity unit, fully tiled walls, heated towel rail and UPVC window to side.

OUTSIDE

The rear garden has a patio area with a raised lawn, decking, brick built shed, summer house with light and power, gated side access 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

