



**25 Tennyson Drive, BOURNE, Lincolnshire PE10 9WB**

**£350,000**



**\*\*\*EXTENDED MODERN DETACHED FAMILY HOME\*\*\*** Rosedale are delighted to offer to the market this family home located in a cul-de-sac location in the heart of Bourne. The property has been extended to the rear giving more flexible accommodation, an open plan kitchen breakfast area with sky light, utility, study, lounge, cloakroom, dining area or soft play area for younger children, and still having a study to be able to work from home. There are four bedrooms upstairs with an ensuite and family bathroom. Outside there is gravel off road parking and a fully enclosed low maintenance rear garden with cabin. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band E.

### ENTRANCE HALL

UPVC door to front, stairs to first floor and radiator.

### CLOAKROOM

Fitted with a two piece suite comprising, WC and wash hand basin, part tiled walls, extractor fan and radiator.

### STUDY

UPVC window to front and radiator.

### LOUNGE/DINER

14' 10" x 12' 0" (4.52m x 3.66m) (approx.) UPVC window to front, two radiators and double doors to office.

### OFFICE

UPVC window to rear and radiator.

### KITCHEN

18' 2" x 8' 8" (5.54m x 2.64m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated oven, gas hob, extractor fan, part tiled walls, fridge freezer space, plumbing an space for washing machine and tiled flooring.

### BREAKFAST ROOM.

16' 11" x 7' 11" (5.16m x 2.41m) (approx.) Extended, tiled flooring, UPVC windows to rear and side and UPVC French doors to garden.

### UTILITY

11' 4" x 8' 1" (3.45m x 2.46m) (approx.) Fitted with a range of base and eye level units, fridge freezer space, plumbing and space for washing machine, stainless steel sink unit, UPVC window to front and UPVC door to garden.

### LANDING

UPVC window to front and radiator.

### BEDROOM ONE

12' 0" x 11' 6" (3.66m x 3.51m) (approx.) UPVC window to front, fitted wardrobes and radiator.

### ENSUITE

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

### BEDROOM TWO

11' 5" x 10' 5" (3.48m x 3.17m) (approx.) UPVC window to rear and radiator.

### BEDROOM THREE

9' 2" x 8' 10" (2.79m x 2.69m) (approx.) UPVC window to rear and radiator.

### BEDROOM FOUR

9' 0" x 8' 10" (2.74m x 2.69m) (approx.) UPVC window to rear and radiator.

### BATHROOM

Fitted with a three piece suite comprising, WC, wash hand basin and bath, part tiled walls, radiator and UPVC window to front.

### OUTSIDE

Front- Off road parking for 3 cars.

Rear- Low maintenance rear garden, paved patio, gravel area, enclosed by fencing, mature shrubs and cabin with light and power.

### 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.

