



7 Broadlands Avenue, Bourne, Lincolnshire PE10 9BG

£420,000



*****EXTENDED LARGE FAMILY HOME***** Rosedale are pleased to offer this large family home in one of Bourne's most popular residential areas. The property has been extended to the side creating an extra bedroom with ensuite, plus a garage and study, overall this is a greatly improved and spacious home. The property has five bedrooms, ensuite to main, plus family bathroom upstairs. Downstairs has an open plan kitchen living space, lounge area and a separate sitting room, utility area and office to the rear of the garage. The front has parking for several vehicles and is set back from the road. The rear garden is split into two areas, has side gated access and has 4kw Solar panels which are owned to the property. To fully appreciate this home viewings are highly recommended. EPC Energy rating B/Council Tax Band C.

ENTRANCE HALL

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

WC

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, under stairs cupboard, tiled flooring and extractor fan.

LOUNGE/DINER

22' 4" x 13' 1" (6.81m x 3.99m) (approx.) L-Shape room, UPVC bay window to front with window seat, tiled flooring, two radiators and UPVC French doors to garden.

KITCHEN (OPEN PLAN)

10' 6" x 10' 3" (3.20m x 3.12m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, breakfast bar, part tiled walls, range cooker, extractor fan, integrated dishwasher, tiled flooring, downlighting and UPVC window to rear.

UTILITY

10' 9" x 7' 9" (3.28m x 2.36m) (approx.) Fitted with a range of base units, plumbing and space for washing machine and tumble dryer, wall mounted gas boiler, tiled flooring, radiator, UPVC window to rear and UPVC glazed door to garden.

SITTING ROOM/FAMILY ROOM

16' 0" x 10' 9" (4.88m x 3.28m) (approx.) UPVC bay window to front with window seat and radiator.

LANDING

BEDROOM ONE

19' 7" x 14' 1" (5.97m x 4.29m) (approx.) Velux window to rear, pitched roof, radiator, downlighting and UPVC window to front.

ENSUITE

Refitted with a three piece suite comprising WC, wash hand basin and shower cubicle, fully tiled walls, heated towel rail, under floor heating, extractor fan, downlighting and UPVC window to rear.

BEDROOM TWO

12' 6" x 10' 9" (3.81m x 3.28m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

11' 6" x 10' 9" (3.51m x 3.28m) (approx.) UPVC window to front, built in wardrobe and radiator.

BEDROOM FOUR

11' 6" x 11' 0" (3.51m x 3.35m) (approx.) UPVC window to rear and radiator.

BEDROOM FIVE

9' 0" x 8' 6" (2.74m x 2.59m) (approx.) UPVC window to front, over stair shelving and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, tiled flooring, downlighting, part tiled walls, heated towel rail and radiator.

OUTSIDE

The South West facing garden is laid to lawn with a large patio area, gated side access, enclosed by fencing and 4kw Solar panels which are owned to the property.

To the front there is a large block brick paved driveway with plenty of parking, slate, mature shrubs and fencing.

GARAGE

Tandem garage 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.

