



**1 Linden Rise, Bourne, Lincolnshire PE10 9TD**

**£425,000**

GROUND FLOOR



1ST FLOOR



\*\*\*IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WITH CONSERVATORY ON A CORNER PLOT\*\*\* Located north of Bourne town, this well maintained property benefits from downstairs cloakroom, lounge, dining room, UPVC conservatory, kitchen, breakfast room, utility room, master bedroom with ensuite and dressing area and family bathroom. Outside there is a good size driveway leading to a single garage and an enclosed rear garden. EPC Rating currently unavailable.

**ENTRANCE**

UPVC doors to entrance porch, tiled floor and storage cupboard, door to entrance hall.

**ENTRANCE HALL**

Door to entrance hall, radiator and stairs to first floor landing.

**CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin and WC. Fully tiled, tiled floor, radiator and UPVC window to front.

**LOUNGE**

14' 0" x 12' 0" (4.27m x 3.66m) (approx.) Electric fire with attractive feature surround, tiled floor, radiator, UPVC window to front and side, radiator, TV point and archway to:

**DINING ROOM**

12' 0" x 12' 0" (3.66m x 3.66m) (approx.) UPVC window to side, radiator and bi-folding doors to:

**CONSERVATORY**

11' 0" x 9' 0" (3.35m x 2.74m) (approx.) UPVC windows and French doors to garden, tiled floor.

**KITCHEN**

12' 0" x 9' 0" (3.66m x 2.74m) (approx.) Quality re-fitted kitchen with a range of base and eye level units with worksurfaces and tiled splashbacks. Sink with mixer tap, four ring gas hob, extractor fan, electric oven, plumbing for washing machine, pantry, UPVC window to rear and double radiator. Box archway to:

**BREAKFAST ROOM**

9' 0" x 6' 0" (2.74m x 1.83m) (approx.) Fitted with a range of base and eye level units with work surfaces over, breakfast bar, display cabinets, tiled floor and UPVC window to rear.

**UTILITY ROOM**

8' 0" x 7' 0" (2.44m x 2.13m) (approx.) Fitted with a range of base units with work surfaces over, sink with mixer tap and tiled splashbacks. UPVC door to side, radiator and tiled floor.

**LANDING**

Stairs from ground floor, airing cupboard and loft access.

**BEDROOM ONE**

12' 0" x 12' 0" (3.66m x 3.66m) (approx.) UPVC window to front, radiator, opening through to dressing area:

**DRESSING AREA**

8' 0" x 8' 0" (2.44m x 2.44m) (approx.) UPVC window to side, loft access and radiator.

**EN SUITE**

Re-fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Radiator, fully tiled, tiled floor, shaver point and UPVC window to rear.

**BEDROOM TWO**

14' 0" x 11' 0" (4.27m x 3.35m) (approx.) UPVC windows to front and side and radiator.

**BEDROOM THREE**

12' 0" x 10' 0" (3.66m x 3.05m) (approx.) UPVC window to side and wash hand basin.

**BEDROOM FOUR**

9' 0" x 7' 0" (2.74m x 2.13m) (approx.) UPVC window to front and radiator.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower, wash hand basin and WC. Radiator, UPVC window to rear, fully tiled walls and tiled floor.

**OUTSIDE**

Front: Open plan on a corner plot, mainly laid to lawn with various shrubs. Good size driveway to the front leading to a single garage.

Rear: Enclosed with a flower and shrub border, laid to lawn and a block paved patio area.

**GARAGE**

Single garage with an up and over door.

**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.

