



4 Lindsey Close, Bourne, Lincolnshire PE10 9HP

£225,000



*****POPULAR LOCATION CLOSE TO BOURNE TOWN CENTRE***** Rosedale are delighted to present this well-positioned three-bedroom detached home, ideally situated in a quiet cul-de-sac close to local amenities, schools and just a short distance from Bourne town centre. Offered with no onward chain, this property is perfect for families, first-time buyers, or those looking to move quickly. The ground floor features an entrance porch leading into a spacious lounge/diner, a fitted kitchen, a useful utility area, and a convenient cloakroom. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Outside, the property boasts a low-maintenance, fully enclosed rear garden—ideal for outdoor relaxation with minimal upkeep. The front garden is laid mainly to gravel, with a driveway providing off-road parking and access to a single garage. This home offers a fantastic opportunity in a sought-after location. Early viewing is highly recommended to fully appreciate what's on offer. EPC Energy Rating C - Council Tax Band C.

ENTRANCE PORCH

Half glazed UPVC door to front, radiator and door to:

LOUNGE

16' 6" x 12' 4" (5.03m x 3.76m) (approx.) UPVC window to front, radiator, electric fireplace, artex, coving and door to:

KITCHEN

12' 4" x 7' 9" (3.76m x 2.36m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, integrated oven, hob, extractor fan, wall mounted gas boiler, plumbing and space for dishwasher, part tiled walls, half glazed door to rear and UPVC window to rear.

UTILITY

6' 9" x 5' 0" (2.06m x 1.52m) (approx.) Fitted with a range of base units, stainless steel sink unit, part tiled walls, plumbing and space for washing machine and radiator.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls, radiator and UPVC window to rear.

LANDING

BEDROOM ONE

12' 11" x 12' 5" (3.94m x 3.78m) (approx.) UPVC window to front, radiator, artex and coving.

BEDROOM TWO

8' 10" x 8' 2" (2.69m x 2.49m) (approx.) UPVC window to front, cupboard and radiator.

BEDROOM THREE

12' 4" x 7' 11" (3.76m x 2.41m) (approx.) UPVC window to rear, radiator and cupboard.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, fully tiled walls and heated towel rail.

OUTSIDE

Gravel driveway with off road parking.

The rear garden is graveled with paved patio, shed, 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.

