



9 Rosemary Gardens, Bourne, Lincolnshire PE10 9NU

£245,000



*****VERY POPULAR LOCATION***** Rosedale are pleased to offer this three storey town house located within walking distance to Sainsburys and Bourne town centre. This spacious family home has flexibility as well as a fully enclosed rear garden and a garage. The property is spread over three floors with three/four bedrooms main with ensuite, and a family bathroom, there is a good size lounge/diner and kitchen/breakfast. On the ground floor there is a cloakroom, utility, and bedroom 4/study. To fully appreciate this family home viewings are highly recommended. EPC Energy Rating C/Council Tax Band D.

ENTRANCE HALL

Half glazed door to front, laminate floor, radiator, stairs to first floor, cupboard and door to garage.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin with splashbacks and WC. Radiator.

BEDROOM FOUR/OFFICE

9' 6" x 9' 1" (2.90m x 2.77m) (approx.) UPVC French doors to garden and radiator.

UTILITY ROOM

6' 7" x 5' 10" (2.01m x 1.78m) (approx.) Fitted with a range of base and eye levels units work surfaces over and stainless steel sink unit. Wall mounted gas boiler, space and plumbing for an automatic washing machine, laminate flooring and half glazed door to garden.

LANDING

Radiator and stairs to second floor.

KITCHEN/BREAKFAST AREA

16' 2" x 9' 6" (4.93m x 2.90m) (narrowing to 5' 9") (approx.) Fitted with a range of base and eye level units with worktops over, stainless steel sink unit with mixer tap, part tiled, eye level oven, gas hob, extractor fan, space and plumbing for dishwasher, integrated fridge and freezer, radiator and two UPVC windows to rear.

LOUNGE/DINER

18' 11" x 16' 4" (5.77m x 4.98m) (approx.) (max.) L shape, electric fireplace, two radiators, French door to balcony and UPVC window to rear.

LANDING

Cupboard and radiator.

BEDROOM ONE

11' 2" x 10' 6" (3.40m x 3.20m) (approx.) UPVC window to rear, fitted wardrobes and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and single cubicle shower, part tiled, shaver point, radiator, extractor fan and UPVC window to rear.

BEDROOM TWO

11' 5" x 9' 1" (3.48m x 2.77m) (approx.) UPVC window to front, built in wardrobes and radiator.

BEDROOM THREE

11' 5" x 6' 10" (3.48m x 2.08m) (approx.) UPVC window to front, built in wardrobes and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, half tiled, shaver point and radiator.

OUTSIDE

Rear- paved patio, laid to lawn, enclosed by fencing, mature shrubs and rear gated access.

Front- Paved driveway, single garage and off road parking for one car.

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.

