



**8 Huntingdon Place, Bourne, Lincolnshire PE10 0WQ**

**£300,000**



**\*\*\*SUPERB FOUR-BEDROOM DETACHED FAMILY HOME – NO ONWARD CHAIN\*\*\*** Rosedale Property Agents are delighted to bring to the market this detached home ideally positioned at the end of a quiet cul-de-sac within Bourne's popular Elsea Park development. The property features a spacious hallway leading to a bright, airy lounge with bay window along with a open-plan kitchen/diner boasting French doors that open onto the rear garden. Additional ground-floor benefits include a utility room, cloakroom, and ample storage throughout. Upstairs, the dual-aspect principal bedroom enjoys an en-suite shower room, complemented by three further well-proportioned bedrooms and a family bathroom. The fully enclosed rear garden offers a door providing direct access to the single garage, which is located to the side of the property and is equipped with power and lighting. To the front, a driveway provides off-road parking. Early viewing is highly recommended. EPC Energy Rating: currently unavailable. Council Tax Band D.



## ENTRANCE HALL

Radiator, stairs to first floor and under stairs cupboard.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, cupboard, radiator and UPVC window to side.

## LOUNGE

16' 4" x 10' 10" (4.98m x 3.30m) (approx.) UPVC bay window to front and radiator.

## KITCHEN/DINER

19' 5" x 14' 6" (5.92m x 4.42m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, worktop, integrated fridge freezer, integrated dishwasher, integrated oven, 6 ring gas hob, extractor, breakfast bar, laminate flooring, radiator, UPVC window to rear and UPVC French doors to garden.

## UTILITY

6' 3" x 4' 9" (1.91m x 1.45m) (approx.) Plumbing and space for washing machine and tumble dryer, work top, radiator and wall mounted boiler.

## LANDING

Loft access and cupboard housing tank and storage.

## BEDROOM ONE

12' 0" x 10' 2" (3.66m x 3.10m) (approx.) UPVC windows to front and side, radiator and fitted wardrobes.

## ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, laminate flooring, heated towel rail and UPVC window to side.

## BEDROOM TWO

10' 11" x 9' 6" (3.33m x 2.90m) (approx.) UPVC window to rear, radiator and fitted wardrobes.

## BEDROOM THREE

10' 9" x 7' 4" (3.28m x 2.24m) (approx.) UPVC window to rear and radiator.

## BEDROOM FOUR

10' 11" x 8' 4" (3.33m x 2.54m) (approx.) UPVC window to front.

## BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, heated towel rail, laminate flooring and UPVC window to side.

## GARAGE

19' 3" x 8' 11" (5.87m x 2.72m) (approx.) Single garage with up and over door, door to garden, light and power.

## OUTSIDE

There is a driveway with off road parking to the front leading to the garage.

The rear garden is laid to lawn with paved patio, outside tap 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.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

