



**4 Windle Drive, Bourne, Lincolnshire PE10 0DB**

**£387,000**



\*\*\* BEAUTIFULLY PRESENTED FAMILY HOME \*\*\* Rosedale are pleased to offer to the market this lovely well presented deceptively spacious family home, situated on the edge of a small modern development, close to local amenities and Bourne Grammar School. The kitchen/dining area really is the heart of this home with stunning bi-fold doors leading to the well maintained rear garden. Downstairs there is a lounge boasting a feature fireplace, cloakroom, play area, study and utility. Upstairs there are three double bedrooms, with built in wardrobes, one with ensuite and other a Jack and Jill bathroom, there is also a further single bedroom. Outside there is a driveway with off road parking for three cars leading to a double garage. The rear garden has been well maintained, it has a paved patio seating area and plenty of lawned space. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band E.

ENTRANCE HALL/PORCH

Half glazed door to front, radiator and tiled flooring.

CLOAKROOM

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

HALL

Wood flooring radiator and stairs to first floor.

PLAY AREA

11' 2" x 9' 8" (3.40m x 2.95m) (approx.) Wood flooring, radiator and UPVC window to rear.

LOUNGE

19' 4" x 11' 0" (5.89m x 3.35m) (approx.) Wood flooring, feature fireplace, two radiators, UPVC window to front and UPVC window to side.

STUDY

10' 0" x 7' 11" (3.05m x 2.41m) (approx.) UPVC window to front and radiator.

KITCHEN/DINER

17' 4" x 11' 3" (5.28m x 3.43m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, upstands, breakfast bar, integrated oven, microwave and dishwasher, hob, extractor fan, fridge freezer space, tiled flooring, pantry and UPVC window to side.

DINING AREA

10' 7" x 7' 4" (3.23m x 2.24m) (approx.) UPVC glazed roof, radiator and bi-fold doors to garden.

UTILITY

7' 5" x 5' 9" (2.26m x 1.75m) (approx.) Fitted with a range of base units, stainless steel sink unit, upstands, tiled flooring, plumbing and space for washing machine, freezer space, wall mounted gas boiler, radiator, UPVC window to rear and half glazed door to garden.

LANDING

UPVC window to rear, radiator, loft access and double airing cupboard.

BEDROOM ONE

11' 4" x 9' 9" (3.45m x 2.97m) (into recess) (approx.) Two UPVC windows to side, two cupboards and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, 3/4 tiled walls, radiator, shaver point, extractor fan, tiled flooring and UPVC window to side.

BEDROOM TWO

11' 5" x 11' 0" (3.48m x 3.35m) (approx.) UPVC window to front, radiator, double wardrobe and door to Jack and Jill bathroom.

BEDROOM THREE

11' 9" x 9' 10" (3.58m x 3.00m) (approx.) UPVC window to front, double wardrobe and radiator.

BEDROOM FOUR

9' 10" x 7' 4" (3.00m x 2.24m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, radiator, tiled flooring, extractor fan and UPVC window to front.

OUTSIDE

Front- Off road parking for three cars leading to a double garage, driveway, trees, mature shrubs, laid to lawn and paved patio.

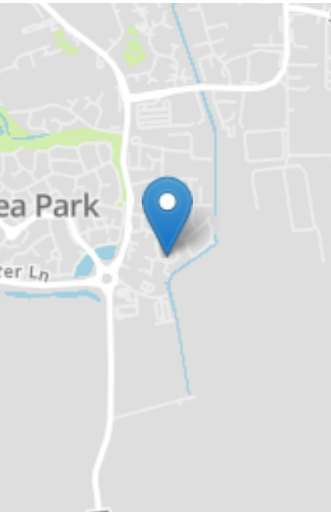
Rear- Paved patio, laid to lawn, mature shrubs, gated side access, shed and enclosed by fencing.

DOUBLE GARAGE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	79
EU Directive 2002/91/EC		