



34b Coggles Causeway, BOURNE, Lincolnshire PE10 9LL

£310,000



*****MODERN DETACHED FAMILY HOME IN A NON-ESTATE LOCATION***** Rosedale are delighted to present this beautifully maintained family home, ideally situated within walking distance of Bourne town centre, Bourne Abbey Primary School and Bourne Grammar School. The property is located in one of the older parts of Bourne and benefits from a lovely south-facing garden. Inside, a welcoming entrance hall features a wooden staircase and cloakroom. The dual-aspect lounge/diner offers plenty of natural light and French doors opening onto the garden. The kitchen/breakfast room is fitted with modern high-gloss units and also has French doors leading to the garden, along with a utility room. Upstairs, the galleried landing provides access to four good-sized bedrooms and a family bathroom, with the main bedroom benefiting from an ensuite. Outside, there is a beautifully maintained south-facing rear garden and a gravel driveway to the front. To fully appreciate this property, viewing is highly recommended. EPC Energy Rating B/Council Tax Band C.

ENTRANCE HALL

Composite door to front, stairs to first floor, radiator and cupboard.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls and heated towel rails.

LOUNGE

21' 1" x 11' 5" (6.43m x 3.48m) (approx.) UPVC window to front, radiator and French doors to garden.

KITCHEN

21' 1" x 8' 1" (6.43m x 2.46m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, integrated double oven, induction hob, extractor fan, integrated dishwasher, plumbing and space for washing machine, radiator, downlighting, UPVC window to side and French doors to garden.

UTILITY ROOM

6' 4" x 5' 7" (1.93m x 1.70m) (approx.) Plumbing and space for washing machine and tumble dryer, wall mounted gas boiler and glazed door to garden.

GALLERIED LANDING

UPVC window to front and loft access.

BEDROOM ONE

10' 0" x 9' 3" (3.05m x 2.82m) (approx.) UPVC window to rear, radiator and fitted wardrobe.

ENSUITE

Fitted with the three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, extractor fan and heated towel rail.

BEDROOM TWO

11' 2" x 7' 11" (3.40m x 2.41m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

9' 5" x 8' 0" (2.87m x 2.44m) (approx.) UPVC window to rear and radiator.

BEDROOM FOUR

9' 3" x 7' 4" (2.82m x 2.24m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, heated towel rail, tiled flooring and UPVC window to rear.

OUTSIDE

There is off road parking on the driveway to the front.

The rear garden is laid to lawn 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.

