



24 Silverstone Road, Bourne, Lincolnshire PE10 9GT

£275,000



POPULAR LOCATION WITHIN SMALL MODERN DEVELOPMENT Rosedale are delighted to present to the market this very well-presented property, located within easy access of Bourne town centre on the east side. The property benefits from a double garage with driveway parking, three good-sized bedrooms (the main with en-suite), and a family bathroom upstairs. Downstairs, there is a modern-style fitted kitchen/breakfast room, a lounge/diner, and a cloakroom. To the rear of the property, there is a recently purchased metal pergola over the patio, featuring a retractable roof, with lights, sliding sides and a double electric socket. The garden extends beyond the patio area towards a seating area surrounded by mature shrubs. Side-gated access leads out to the driveway and double garage. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating C - Council Tax Band C.

ENTRANCE HALL

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

CLOAKROOM

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

KITCHEN/DINER

18' 7" x 9' 0" (5.66m x 2.74m) (approx.) Refitted with a range of base and eye level units, butler sink, integrated oven, hob, extractor fan, plumbing, integrated washing machine and integrated dishwasher, and an integrated fridge freezer, two radiators and UPVC French doors to garden.

LOUNGE

18' 7" x 10' 0" (5.66m x 3.05m) (approx.) UPVC window to side and front and two radiators.

LANDING

Cupboard and loft access.

BEDROOM ONE

12' 2" x 10' 0" (3.71m x 3.05m) (approx.) UPVC window front and side, radiator and two cupboards.

ENSUITE

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

BEDROOM TWO

10' 4" x 9' 2" (3.15m x 2.79m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

9' 3" x 7' 11" (2.82m x 2.41m) (approx.) UPVC window to side and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, heated towel rail, part tiled walls, shaver point and UPVC window to front.

DOUBLE GARAGE

Twin door double garage with light and power.

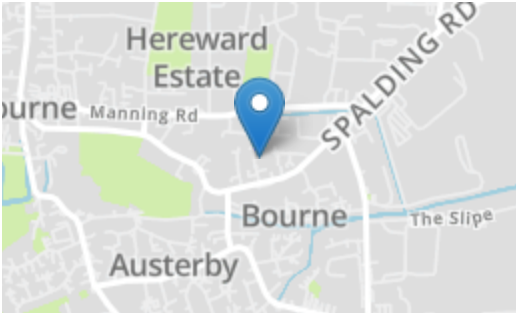
OUTSIDE

The rear garden is laid to lawn with paved patio, gravel seating area, enclosed by fencing and walling and gated side access.

There is off road private driveway parking to the front leading to the 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

