



**69 Great Northern Gardens, Bourne, Lincolnshire PE10 9FU**

**£270,000**



\*\*\*CLOSE TO BOURNE TOWN CENTRE\*\*\* Rosedale are delighted to offer to the market this three storey townhouse with well proportioned and versatile accommodation within easy access to Bourne town centre, Bourne grammar school and local amenities. The property has an Easterly facing garden with BBQ area and seating space. The garage has light and power with loft space for extra storage. There are four bedrooms main with ensuite. There is a family bathroom, cloakroom, spacious kitchen/breakfast, living area and L shape lounge with Juliet balcony. The property is well presented throughout and located in a cul-de-sac. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band D.

### ENTRANCE HALL

Stairs to first floor, radiator and cupboard.

### KITCHEN/BREAKFAST

18' 1" x 8' 11" (5.51m x 2.72m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, gas hob, extractor fan, integrated oven, fridge freezer space, integrated washing machine and dishwasher, radiator and UPVC window to front.

### FAMILY AREA

15' 10" x 9' 1" (4.83m x 2.77m) (approx.) UPVC window to rear, UPVC French doors to garden and radiator.

### CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, radiator and extractor fan.

### LOUNGE

15' 10" x 12' 6" (4.83m x 3.81m) (approx.) UPVC French doors to Juliet balcony, two radiators and UPVC window to rear.

### BEDROOM ONE

11' 9" x 9' 8" (3.58m x 2.95m) (approx.) UPVC window to front, built in double wardrobe and radiator.

### ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, shaver point, extractor fan and UPVC window to front.

### LANDING

Loft access, stairs to second floor and airing cupboard.

### BEDROOM TWO

12' 6" x 8' 7" (3.81m x 2.62m) (approx.) UPVC window to front, radiator and built in triple wardrobe.

### BEDROOM THREE

9' 8" x 8' 6" (2.95m x 2.59m) (approx.) UPVC window to rear and radiator.

### BEDROOM FOUR

8' 2" x 7' 1" (2.49m x 2.16m) (approx.) UPVC window to front 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, radiator, extractor fan and UPVC window to rear.

### OUTSIDE

Off road parking for two vehicles to the front leading to the single garage.

The rear garden has artificial lawn with a paved patio area, raised beds, outside socket and outside tap.

### SINGLE GARAGE

17' 3" x 9' 1" (5.26m x 2.77m) (approx.) Up and over door with power and light.

### 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.

