



GROUND FLOOR



1ST FLOOR



2 Finn Close, Bourne, Lincolnshire PE10 0DD

£339,995



*** EXECUTIVE DETACHED HOME WITH DOUBLE GARAGE AND VIEWS TO GREEN *** Situated in quiet cul-de-sac location within a popular modern development, this well presented family home is within striking distance of the local amenities and Bourne highly reputed Schools. The property sits within a comfortable corner plot and views to an established green and wooded area at the front, providing a large degree of privacy and tranquil outlook. Perfectly designed with families in mind, the spacious accommodation offers three reception rooms including a dining room, dual aspect lounge and an additional downstairs study. The kitchen is well proportioned and has a bright, adjoining breakfast room with partly glazed ceiling, the property also has a utility room and downstairs cloakroom. Upstairs accommodation offers four double bedrooms (three of which have built in wardrobes), Master with ensuite and a Jack and Jill en-suite/family bathroom. Outside, the property has gardens to the front, side and rear and a double garage (under the adjacent coach house) along with ample driveway parking. To fully appreciate this family home viewings are highly recommended. NO CHAIN. EPC Energy Rating C /

ENTRANCE PORCH

Half glazed door to front, laminate floor, radiator and cupboard.

CLOAKROOM

Fitted with a three piece suite comprising wash hand basin and WC. Tiled floor, partly tiled, radiator and UPVC double glazed window to front.

FAMILY ROOM

20' 1" x 15' 5" (6.12m x 4.70m) (approx.) UPVC double glazed window to rear, French doors to garden and cupboard under stairs.

STUDY

10' 2" x 8' 0" (3.10m x 2.44m) (approx.) UPVC double glazed window to rear and radiator.

LOUNGE

19' 3" x 11' 0" (5.87m x 3.35m) (approx.) UPVC double glazed window to front, radiator, feature fireplace and UPVC double glazed window to side.

KITCHEN

11' 11" x 11' 2" (3.63m x 3.40m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink unit with mixer tap and upstands. Integrated oven, hob, extractor fan, integrated microwave, integrated dishwasher, integrated fridge. Two UPVC double glazed windows to rear and cupboard.

BREAKFAST ROOM

10' 4" x 8' 1" (3.15m x 2.46m) (approx.) UPVC double glazed windows to rear and side, tiled floor, radiator, glass roof, French doors to garden.

UTILITY ROOM

8' 1" x 5' 10" (2.46m x 1.78m) (approx.) Fitted with a range of base and wall mounted units with stainless steel sink, plumbing for automatic washing machine, tiled floor, loft access. Half glazed door to side, UPVC double glazed window to side.

LANDING

Galleried landing, loft access which is boarded and has electric, double cupboard and UPVC double glazed window to rear.

BEDROOM ONE

11' 3" x 9' 10" (3.43m x 3.00m) (approx.) Two UPVC double glazed windows to side, two cupboards and radiator.

ENSUITE

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

BEDROOM TWO

11' 5" x 11' 0" (3.48m x 3.35m) (approx.) UPVC double glazed window to front, radiator.

JACK AND JILL ENSUITE

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Tiled floor, radiator, partly tiled, and UPVC double glazed window to front.

BEDROOM THREE

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

BEDROOM FOUR

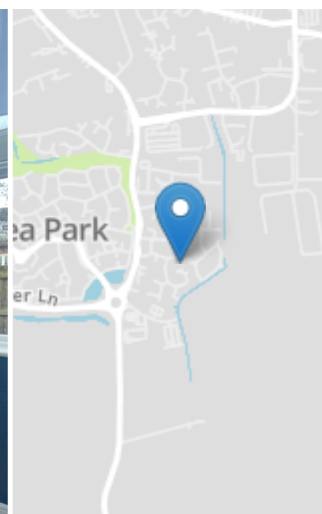
9' 10" x 7' 6" (3.00m x 2.29m) (approx.) UPVC double glazed window to rear and radiator.

OUTSIDE

Front: Off road parking for two vehicles, open green area to front, laid to laid and mature shrubs. Rear: L-shape garden enclosed by wall and fencing, laid to lawn with paved patio area.

AGENTS NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do 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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	78	86