


**105 Beech Avenue, Bourne, Lincolnshire PE10 9RZ**
**£375,000**


\*\*\*SOUGHT-AFTER LOCATION\*\*\* Rosedale Property Agents are delighted to present this extended family home, situated in the highly desirable area of Beech Avenue. Immaculately presented throughout, the property is ideally located within walking distance of local woodland, with easy access to Bourne town centre and nearby schools. The home has been comprehensively redecorated and improved, featuring a brand-new kitchen, a refitted shower room, new flooring throughout and a rear extension. Accommodation includes four generously sized bedrooms, a family bathroom, an additional shower room and a walk-in wardrobe/dressing room. The ground floor offers a bright dual-aspect lounge/diner, separate dining area, modern kitchen, utility room, and a convenient downstairs shower room. Externally, the property benefits from a double-width driveway providing ample off-road parking, leading to a garage with power, lighting and a sink. The rear garden features a summer house with power and lighting, along with external lighting, an outdoor tap, and an electric point. To fully appreciate the space, presentation and location of this superb home, early viewings are highly recommended. EPC Rating: Currently Unavailable | Council Tax Band: C

**ENTRANCE HALL**

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

**LOUNGE**

24' 3" x 12' 6" (7.39m x 3.81m) (approx.) UPVC window to front, LVT flooring, two radiators and fitted blinds.

**DINING AREA**

13' 0" x 9' 3" (3.96m x 2.82m) (approx.) UPVC windows to rear and side, two Velux windows, fitted blinds, UPVC French doors to garden and electric radiator.

**KITCHEN**

11' 6" x 9' 9" (3.51m x 2.97m) (approx.) Refitted with a range of base and eye level units, quartz worktop, integrated sink unit with mixer tap, upstands, integrated oven, hob, extractor, integrated dishwasher, integrated fridge freezer, modern radiator, LVT flooring, downlighting, fitted blinds and UPVC window to rear.

**UTILITY**

10' 7" x 5' 5" (3.23m x 1.65m) (approx.) Plumbing and space for washing machine and tumble dryer, cupboard, LVT flooring, radiator, half glazed door to garden and UPVC window to rear.

**SHOWER ROOM**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, tiled flooring, extractor fan, heated towel rail, tiled walls and UPVC window to side.

**LANDING**

Loft access.

**BEDROOM ONE**

11' 7" x 11' 3" (3.53m x 3.43m) (approx.) UPVC window to rear, free standing wardrobe, fitted blinds and radiator.

**BEDROOM TWO**

11' 11" x 11' 3" (3.63m x 3.43m) (approx.) UPVC window to front, fitted blinds and radiator.

**BEDROOM THREE**

10' 4" x 8' 5" (3.15m x 2.57m) (approx.) UPVC window to front, fitted blinds and radiator.

**BEDROOM FOUR**

9' 2" x 9' 0" (2.79m x 2.74m) (approx.) UPVC window to front, radiator, fitted blinds and under stair wardrobe.

**DRESSING ROOM/WALK IN WARDROBE**

6' 1" x 4' 4" (1.85m x 1.32m) (approx.)

**SHOWER ROOM**

Refitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, 3/4 tiled walls, heated towel rail, downlighting and UPVC window to rear.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, heated towel rail, downlighting, airing cupboard and UPVC window to rear.

**OUTSIDE**

Resin driveway with off road parking leading to the garage.

The rear garden is laid to lawn with paved patio, mature shrubs, shed, electric socket, outside tap, gated side access and enclosed by fencing.

**GARAGE**

Single garage with electric up and over door, light and power.

**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.

