



33 Edenham Road, Hanthorpe, Bourne, Lincolnshire PE10 0RB

£340,000



*****STONE BUILT COTTAGE***** Rosedale are pleased to offer this lovely stone cottage within the very sought after village of Hanthorpe. The property benefits from having a large garden with field views all the way to Bourne Woods and has been owned by its current owners for more than 60 years. The property has been extended to the rear to incorporate the third bedroom and ensuite. Outside there is a stone built garage, large storage cupboard, craft room/office, workshop, greenhouses and store sheds amongst the mature trees and large lawn area with patio and pond. The property itself has entrance porch/hall to the side, lounge, dining room and bathroom downstairs. Upstairs there are three bedrooms and an ensuite. Driveway parking is to the side leading to the garage. To fully appreciate this opportunity viewings are highly recommended. EPC Energy Rating C/Council Tax Band C

ENTRANCE PORCH

UPVC double glazed door to side, UPVC double glazed window to side, UPVC door to garden. Glazed door to rear.

LOUNGE

12' 11" x 12' 7" (3.94m x 3.84m) (approx.) UPVC double glazed window to front, window to rear, radiator, feature fireplace, built in cupboard and exposed wood beams.

KITCHEN/BREAKFAST ROOM

11' 1" x 10' 7" (3.38m x 3.23m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink unit and mixer tap, cooker space, tiled floor, plumbing for automatic washing machine, radiator and extractor fan.

DINING ROOM

14' 11" x 8' 5" (4.55m x 2.57m) (approx.) UPVC double glazed window to front, cupboard, wall mounted light fittings, radiator and access to stairs.

BATHROOM

Fitted with a three piece suite comprising wash hand basin, WC and bath. Partly tiled, radiator and UPVC double glazed window to rear.

LANDING

Stairs from ground floor.

BEDROOM ONE

13' 6" x 11' 5" (4.11m x 3.48m) (approx.) Dual aspect UPVC double glazed windows to front and rear, fitted wardrobes, radiator, sink and airing cupboard.

BEDROOM TWO

11' 1" x 9' 1" (3.38m x 2.77m) (approx.) UPVC double glazed window to rear and radiator.

BEDROOM THREE

7' 6" x 7' 5" (2.29m x 2.26m) (approx.) UPVC double glazed window to rear and radiator.

ENSUITE

Fitted with a three piece suite comprising wash hand basin, WC and shower cubicle. Radiator, cubicle and partly tiled.

OUTSIDE

Front: Driveway to side and mature shrubs.

Rear: South facing garden backs onto fields, laid to lawn with mature shrubs, pond, shed and greenhouse.

GARAGE

Garage with light and power and double doors to front, boiler, window to side and door to side.

STORAGE/CUPBOARD

Brick built storage with light and power.

OFFICE/CRAFT ROOM

13' 1" x 9' 11" (3.99m x 3.02m) (approx.) Light and power, WC, tumble dryer and space for freezer, radiator and Window to side.

WORKSHOP

Workshop to the rear of the garden plus a greenhouse.

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.

