



3 Brooklands Way, Bourne, Lincolnshire PE10 9GW

£225,000



*** WELL PRESENTED THREE BEDROOM HOME CLOSE TO AMENITIES AND LOCAL SCHOOLS *** This immaculate semi-detached home is situated within easy reach of Bourne town centre, amenities and Bournes sought after schools. On a corner plot, this house benefits from a fully enclosed rear garden, and spacious living accommodation and generous bedrooms for a property of this type. The kitchen / diner offers plentiful storage and access to the garden. The living room is well proportioned with dual aspects with window to the front and French doors to the rear. Upstairs are three bedrooms, an ensuite and built in wardrobes to the Master and a family bathroom. Externally, there are gardens to the front and rear and tandem parking adjacent to the property offering covered, off road parking for two vehicles. Offers are invited in excess of £225,000 and viewing is highly

ENTRANCE HALLWAY

Radiator, stairs to first floor landing.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising low level WC, wash hand basin, radiator.

KITCHEN / DINING ROOM

17' 0" x 10' 7" (5.18m x 3.23m) (Approx.) Fitted with a range of base, drawer and wall mounted units, fitted worktops, sink with mixer tap over, built-in oven, four ring gas hob with extractor over, space and plumbing for automatic washing machine and dishwasher. Large double storage / pantry cupboard, UPVC double glazed windows to front and rear aspects, UPVC double glazed door to rear, radiators.

LOUNGE

18' 3" x 10' 2" (5.56m x 3.10m) (Approx.) UPVC double glazed window to front aspect, two radiators, UPVC double glazed French doors to rear garden.

STAIRS TO FIRST FLOOR LANDING

Access to loft. UPVC double glazed window to the front.

BEDROOM ONE

12' 3" x 10' 3" (3.73m x 3.12m) (Approx.) UPVC double glazed window to front aspect, radiator, TV point, built-in wardrobes.

ENSUITE

Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin, heated towel rail, extractor fan, radiator, UPVC double glazed window to rear aspect.

BEDROOM TWO

10' 7" x 8' 1" (3.23m x 2.46m) (Approx.) UPVC double glazed window to rear aspect, radiator.

BEDROOM THREE

14' 9" x 7' 8" (4.50m x 2.34m) (Approx.) UPVC double glazed window to front aspect, two radiators.

BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, low level WC, wash hand basin, UPVC double glazed window to rear aspect, heated towel rail.

OUTSIDE

The front garden is mainly laid to lawn with hedged borders.

To the side is covered, tandem parking for two vehicles.

The rear garden is enclosed by fencing and is low maintenance..

AGENT NOTES

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 could be an annual charge for the upkeep of the roads, lighting and communal green areas. For further information, please call Rosedale Property Agents.

