



**2 Windle Drive, Bourne, Lincolnshire PE10 0DB**

**£250,000**



**\*\*\*MODERN WELL PRESENTED FAMILY HOME WITH NO ONWARD CHAIN\*\*\*** Rosedale are delighted to offer to the market this popular style family home located close to Tesco's and within walking distance to Bourne Grammar School. The property has four bedrooms, main with ensuite and a family bathroom. Downstairs there is a kitchen/breakfast, utility, cloakroom, and lounge. Outside is a south facing rear garden, mature shrubs to the front and a carport/garage with an electric roller shutter door. To fully appreciate this family home viewings are highly recommended. EPC energy rating C / Council tax band C.

### ENTRANCE HALL

Door to front, stairs to first floor, cupboard, tiled flooring and radiator.

### LOUNGE

15' 3" x 10' 5" (4.65m x 3.17m) (into bay) (approx.) UPVC bay window to front, UPVC window to side and radiator.

### KITCHEN/BREAKFAST

15' 3" x 9' 5" (4.65m x 2.87m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, upstands, integrated oven, hob, extractor fan, tiled flooring, fridge freezer space, UPVC window to front and French doors to garden.

### UTILITY AREA

8' 4" x 3' 5" (2.54m x 1.04m) (approx.) Plumbing and space for a washing machine, tiled flooring, extractor fan and half glazed door to carport.

### CLOAKROOM

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

### LANDING

### BEDROOM ONE

12' 9" x 8' 6" (3.89m x 2.59m) (approx.) UPVC windows to front and side, radiator and built in wardrobe.

### ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, radiator, extractor fan and shaver point.

### BEDROOM TWO

11' 8" x 8' 6" (3.56m x 2.59m) (approx.) French doors to juliet balcony, radiator and loft access.

### BEDROOM THREE

11' 5" x 10' 3" (3.48m x 3.12m) (approx.) UPVC windows to front and side and radiator.

### BEDROOM FOUR

8' 7" x 7' 4" (2.62m x 2.24m) (approx.) UPVC window to side and radiator.

### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, radiator, extractor fan and UPVC window to side.

### OUTSIDE

Carport/Garage to the side.

Rear garden- laid to lawn, paved patio, enclosed by fencing, mature shrubs, trees, shed, access to carport and outside tap.

Front- Mature shrubs.

### 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.

