



1 Linden Rise, Bourne, Lincolnshire PE10 9TD

£390,000

GROUND FLOOR



1ST FLOOR



IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WITH CONSERVATORY SITUATED ON A CORNER PLOT
 Offers are invited in excess of £390,000 for this well maintained property is located at the North end of Bourne and benefits from being in a very popular location and a real feel of space around the property. On entering the property there is a downstairs cloakroom, lounge open plan to dining area, UPVC conservatory, kitchen breakfast room and utility room. Upstairs off the landing is the master bedroom with ensuite and dressing area, three further bedrooms and a family bathroom. Outside there is a good size driveway leading to a oversize single garage with car charging point and an enclosed rear garden. EPC Rating D/ Council Tax Band E.

ENTRANCE

UPVC doors to entrance porch, tiled floor and storage cupboard, door to entrance hall.

ENTRANCE HALL

Door to entrance hall, radiator, decorative panneling to lower walls and stairs to first floor landing.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Fully tiled walls, tiled floor, radiator and UPVC window to front.

LOUNGE

14' 8" x 12' 0" (4.47m x 3.66m) (approx.) Glazed oak doors, electric fire with attractive feature surround, radiator, UPVC double glazed window to front and UPVC double glazed bow window to side, radiator, TV point and archway to:

DINING ROOM

12' 3" x 12' 2" (3.73m x 3.71m) (approx.) UPVC double glazed window to side, radiator and UPVC double glazed bi-folding doors to:

CONSERVATORY

11' 4" x 9' 8" (3.45m x 2.95m) (approx.) UPVC windows and French doors to garden, tiled floor.

KITCHEN

12' 2" (max) x 9' 1" (max) (3.71m x 2.77m) (approx.) Quality re-fitted kitchen with a range of base and eye level units with work surfaces and tiled splashbacks. Ceramic one and half sink with mixer tap, four ring gas hob, extractor fan, electric oven, plumbing for dishwasher. UPVC double glazed window to rear and double radiator.

Walk in pantry and box archway to:

BREAKFAST ROOM

8' 8" x 6' 5" (2.64m x 1.96m) (approx.) Fitted with a range of base and eye level units with work surface over, breakfast bar, display cabinets, tiled floor and UPVC double glazed window to rear.

UTILITY ROOM

8' 8" x 7' 1" (2.64m x 2.16m) (approx.) Fitted with a range of base units with work surfaces over, ceramic sink with mixer tap and tiled splashbacks. UPVC double glazed door to side, radiator and tiled floor. Space and plumbing for washing machine.

LANDING

Stairs from ground floor, decorative panneling to lower walls, airing cupboard and loft access.

BEDROOM ONE

12' 9" x 12' 5" (3.89m x 3.78m) (approx.) UPVC double glazed window to front, radiator, double doors through to dressing area:

DRESSING AREA

8' 8" x 8' 4" (2.64m x 2.54m) (approx.) UPVC double glazed window to side, loft access and radiator.

EN SUITE

Re-fitted with a three piece suite comprising double size shower cubicle, wash hand basin with storage below and WC. Radiator, fully tiled walls, tiled floor, shaver point and UPVC double glazed window to rear.

BEDROOM TWO

13' 11" x 12' 3" (4.24m x 3.73m) (approx.) UPVC double glazed window to side, wash hand basin with storage below and radiator.

BEDROOM THREE

14' 8" x 11' 5" (4.47m x 3.48m) (approx.) UPVC double glazed windows to front and side and radiator.

BEDROOM FOUR

9' 8" x 7' 8" (2.95m x 2.34m) (approx.) UPVC double glazed window to front and radiator.

BATHROOM

7' 6" x 5' 5" (2.29m x 1.65m) (approx.) Fitted with a three piece suite comprising bath with shower, wash hand basin and WC. Radiator, UPVC double glazed window to rear, fully tiled walls and tiled floor.

OUTSIDE

Front: Open plan on a corner plot, mainly laid to lawn with various shrubs. Good size driveway to the front leading to a single garage.

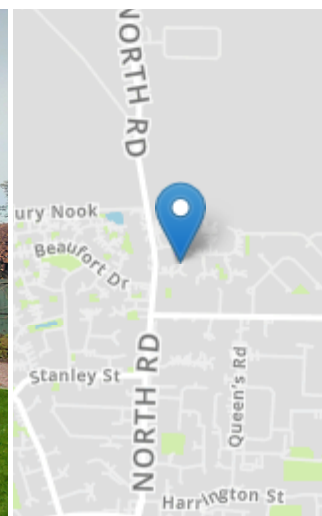
Rear: Enclosed with a flower and shrub border, laid to lawn, block paved patio area and a covered side area.

GARAGE

Single garage with an electric roller garage door.

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.



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		
	67	80

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.