



2 Ancaster Road, Bourne, Lincolnshire PE10 9HL

£260,000



*** EXTENDED FAMILY HOME SITUATED ON A GENEROUS PLOT *** Rosedale Property Agents are delighted to offer this spacious family home within easy access to Bourne town centre and both senior schools. The property itself has been previously extended and offers spacious living accommodation and three bedrooms. Downstairs there is an entrance hall, dual aspect lounge, extended kitchen/breakfast, utility room, downstairs cloakroom, and conservatory. Upstairs are the three double bedrooms, shower room and additional wc. Outside there is plenty of off parking to the front leading to the garage and gated access to the extremely generous, Westerly aspect rear garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band B.

ENTRANCE HALL

Part glazed door to front, stairs to first floor, radiator and UPVC window to front.

LOUNGE

17' 11" x 11' 7" (5.46m x 3.53m) (max) (approx.) Dual aspect UPVC windows to front and side, feature fireplace, radiator and UPVC French doors to garden.

KITCHEN/BREAKFAST

17' 11" x 14' 4" (5.46m x 4.37m) (max) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, extensive wall tiling, breakfast bar/island, integrated oven, hob, extractor fan, integrated microwave, integrated dishwasher, fridge freezer space, radiator and UPVC windows to front and rear.

REAR LOBBY

UPVC door to side and UPVC window to side.

WC

Fully tiled and WC.

UTILITY

11' 2" x 8' 2" (3.40m x 2.49m) (approx.) Fitted with a range of base units, plumbing and space for washing machine, tumble dryer, stainless steel sink unit, fridge space, UPVC window to side and double doors to conservatory.

CONSERVATORY

10' 0" x 9' 6" (3.05m x 2.90m) (approx.) UPVC pitched roof and UPVC French doors to garden.

LANDING

Airing cupboard and loft access.

BEDROOM ONE

12' 0" x 11' 0" (3.66m x 3.35m) (approx.) UPVC window to front, radiator and wardrobes.

BEDROOM TWO

11' 6" x 9' 6" (3.51m x 2.90m) (approx.) UPVC window to front, radiator and cupboard.

BEDROOM THREE

9' 11" x 8' 0" (3.02m x 2.44m) (approx.) UPVC windows to rear and side, cupboard and radiator.

BATHROOM

Fitted with a two piece suite comprising shower cubicle and wash hand basin, part tiled walls, heated towel rail and UPVC window to rear.

WC

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls and UPVC window to rear.

SECTIONAL SINGLE GARAGE

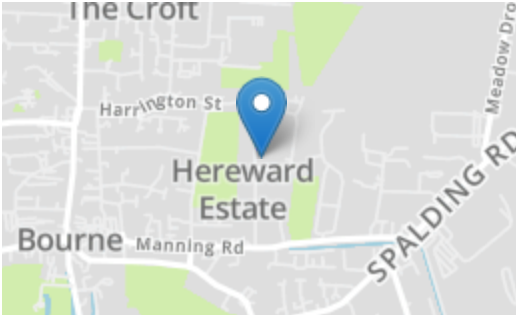
OUTSIDE

The large rear garden is mainly laid to lawn with mature shrubs, trees, enclosed by fencing, gated side access and shed.

To the front there is a large driveway with off road parking for multiple vehicles leading to the garage.

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		
EU Directive 2002/91/EC		

