



5 Delaine Close, Bourne, Lincolnshire PE10 9LP

£285,000



*****THREE STOREY TOWN HOUSE***** Rosedale are delighted to offer this spacious family home within easy access to Bourne town centre and local schools. This particular design of property has plenty of growing room for any family. There are four good size bedrooms, master with refitted ensuite and fitted wardrobes. There is a welcoming entrance hall, refitted cloakroom, separate dining room, lounge and kitchen/utility area. The bedrooms are spread over two floors with a refitted shower room on the first floor and WC on the second floor. Outside on a slightly raised elevation there are front and rear gardens and a garage to the rear with driveway parking. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band D.

ENTRANCE HALL

UPVC half glazed door to front and stairs to first floor.

CLOAKROOM

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

LOUNGE

17' 6" x 10' 5" (5.33m x 3.17m) (approx.) UPVC window to front and UPVC window to rear and two radiators.

DINING ROOM

10' 0" x 9' 1" (3.05m x 2.77m) (approx.) UPVC window to front, radiator and double doors to kitchen.

KITCHEN

11' 4" x 8' 5" (3.45m x 2.57m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, plumbing and space for washing machine, fridge freezer space and radiator.

UTILITY AREA

7' 4" x 4' 9" (2.24m x 1.45m) (approx.) Wall mounted gas boiler, stainless steel sink unit and half glazed door to rear.

LANDING

UPVC window to rear, radiator, stairs to second floor and cupboard.

BEDROOM ONE

17' 7" x 10' 9" (5.36m x 3.28m) (approx.) UPVC window to front and rear, two radiators and fully fitted wardrobes.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, 3/4 tiled walls, heated towel rail, downlighting, extractor fan, UPVC window to front.

BEDROOM THREE

10' 5" x 9' 6" (3.17m x 2.90m) (approx.) UPVC window to front and radiator.

BATHROOM/SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, heated towel rail, 3/4 tiled walls, extractor fan, heated towel rail and UPVC window to rear.

LANDING

BEDROOM TWO

14' 3" x 10' 9" (4.34m x 3.28m) (approx.) UPVC windows to front and rear, radiator and loft access.

BEDROOM THREE

14' 3" x 9' 6" (4.34m x 2.90m) (approx.) UPVC window to front and rear and radiator.

WC

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

OUTSIDE

Front- Paved patio, trees and hedging.

Rear- Laid to lawn, paved patio, mature shrubs, gated side access and enclosed by fencing.

Single garage to the rear.

SINGLE 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.

