



30 Holloway Avenue, Bourne, Lincolnshire PE10 0DG

£350,000



WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WITH GAMES ROOM/ FAMILY ROOM - NO CHAIN " Offers are invited in excess of £350,000 for this spacious four/five bedroom detached property. The extensive family accommodation includes four bedrooms, four/five reception rooms, feature conservatory and a double garage. The property has a professionally designed interior and a viewing is recommended. EPC Rating C"



GROUND FLOOR



1ST FLOOR

STORM CANOPY

Double glazed entrance door to:

ENTRANCE LOBBY

UPVC double glazed obscure window to front, single panel radiator, doors to Entrance Hallway and Cloakroom.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece contemporary style suite in white comprising corner wash hand basin and low-level WC with central push button flush, tiled splashback, single panel radiator, UPVC double glazed obscure window to front aspect.

ENTRANCE HALLWAY

Stairs to first floor landing, two single panel radiators, UPVC double glazed French doors to rear garden and patio, central heating thermostat control, understairs storage cupboard, double doors to Living Room, door to Study Room, feature columns with openings to:

DINING ROOM

11' 1" x 9' 11" (3.38m x 3.02m) UPVC double glazed window to rear aspect, feature recessed area with display lighting.

STUDY

8' 6" x 7' 11" (2.59m x 2.41m) UPVC double glazed sash window to front aspect, single panel radiator, door to:

GAMES ROOM/FAMILY ROOM

16' 2" x 16' 2" (4.93m x 4.93m) Two UPVC double glazed sash windows to front aspect, radiator, TV point, UPVC double glazed French doors with full length side panels to:

CONSERVATORY

15' 6" minimum x 9' 6" minimum (4.72m x 2.90m) Feature UPVC conservatory with double glazed units, pitched roof, leaded light glass tops, brick dwarf base, central fan and light, power points, laminate flooring.

LOUNGE

19' 5" x 10' 7" (5.92m x 3.23m) UPVC double glazed sash windows to front and side aspects, feature contemporary fireplace with marble hearth and living flame coal effect gas fire with fitted surround, TV point, telephone point, dimmer switch, two double panel radiators.

KITCHEN/ BREAKFAST ROOM

KITCHEN AREA

11' 10" x 11' 3" (3.61m x 3.43m) 'Peppers' contemporary kitchen comprising eye level, base and drawer units with matching splashback return, stainless steel one and a quarter bowl sink unit with chrome mixer tap over, fitted touch sensitive four ring 'AEG' hob with 'Blancs' stainless steel canopy over with curved glass and incorporating fan and light, stainless steel 'AEG' oven and microwave, under cupboard lighting, central island with worktop and incorporating wide pan drawers, tiled flooring, UPVC double glazed window to side with window seat, further UPVC double glazed window to side, integrated dishwasher and fridge, double panel radiator, storage pantry/cupboard with double doors, door to utility room, archway through to:

BREAKFAST ROOM/GARDEN ROOM

10' 6" x 7' 4" minimum / 8'1" maximum (3.20m x 2.24m / 2.46m) UPVC double glazed windows with partial pitch to rear elevation, UPVC double glazed French doors to glazed veranda, double panel radiator, tiled flooring.

UTILITY ROOM

7' 5" x 5' 8" (2.26m x 1.73m) Base units with work surface over with matching splashback, stainless steel single drainer sink unit, space for freezer, space and plumbing for washing machine, extractor fan, UPVC double glazed window to side, double glazed door giving access to side and rear.

STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to rear, single panel radiator, airing cupboard with double doors and storage shelf. All main doors off.

BEDROOM ONE

11' 3" x 11' 11" maximum including wardrobe space / 10' minimum (3.43m x 3.63m / 3.05m) UPVC double glazed windows to side and rear, single panel radiator, two built-in wardrobes, door to:

ENSUITE

Three piece contemporary suite in white comprising low-level wc with central push button flush, pedestal wash hand basin with chrome mixer tap over and oversized shower cubicle with fitted shower and tiling inset, tiled splashback, extractor fan, single panel radiator, UPVC double glazed obscure window to side, shaver point.

BEDROOM TWO

11' 5" x 9' 6" minimum / 10'10" maximum (3.48m x 2.90m / 3.30m) UPVC double glazed sash window to front, TV point, radiator, door to:

FAMILY BATHROOM

9' x 8' 5" (2.74m x 2.57m) Four piece suite in white comprising low-level wc with central push button flush, pedestal wash hand basin with chrome mixer tap over, panelled bath with chrome mixer tap over and fitted shower cubicle with fitted shower and tiling inset, double panel radiator, extractor fan, tiled splashback, UPVC double glazed obscure window to front, door to bedroom two.

BEDROOM THREE

11' 9" x 9' 10" (3.58m x 3.00m) UPVC double glazed sash window to front, radiator, TV point.

BEDROOM FOUR

9' 11" x 7' 4" (3.02m x 2.24m) UPVC double glazed window to rear, radiator, TV point.

OUTSIDE

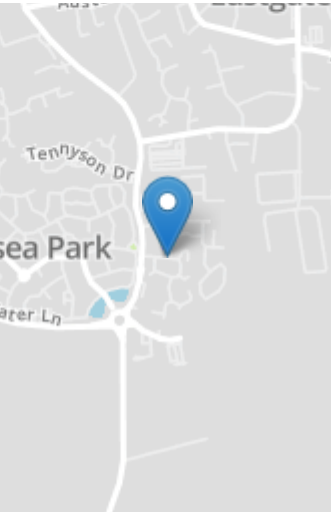
To the front is a landscaped area with railing and gate, outside light, block paved areas leading to an attached brick built double garage. Timber access gate with pathway leading to the rear garden which has been landscaped and features a paved patio area, lawned area, outside tap and is enclosed by wood fencing.

DOUBLE GARAGE

(17'11" x 17'5") with twin up and over doors, power and light connected.

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 to 100) A		
(81 to 91) B		
(69 to 80) C	73	80
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	