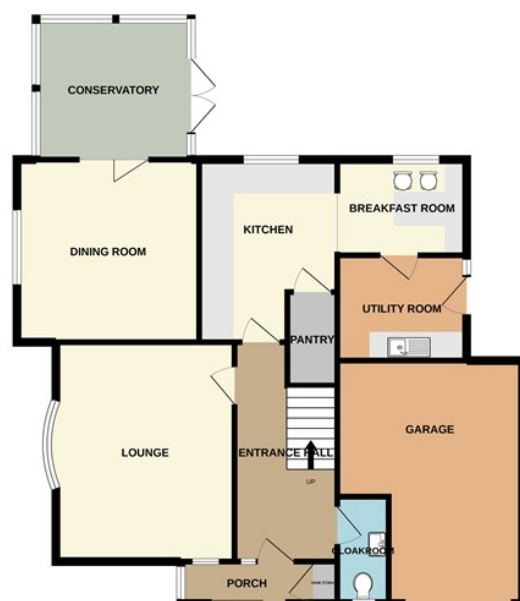




1 Linden Rise, Bourne, Lincolnshire PE10 9TD

£425,000

GROUND FLOOR



1ST FLOOR



IMMACULATLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WITH CONSERVATORY SITUATED ON A CORNER PLOT Located on the north side of Bourne town, this well maintained property benefits from downstairs cloakroom, lounge, dining room, UPVC conservatory, kitchen, breakfast room, utility room, master bedroom with ensuite and dressing area, three further bedrooms and family bathroom. Outside there is a good size driveway leading to a single garage and an enclosed rear garden. EPC Rating currently unavailable.

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 worksurfaces and tiled splashbacks. Ceramic one and 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 machine 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.

