



**4 Buttercup Drive, Bourne, Lincolnshire PE10 0PZ**

**£395,000**



\*\*\* WELL PRESENTED SIX BEDROOM FAMILY HOME OFFERING VERSATILE ACCOMMODATION \*\*\* This is a substantial family home offering flexible accommodation over three floors including a 21' long lounge, lovely open plan kitchen/diner, six bedrooms with ensuite to principal bedroom and separate shower room servicing the second floor. Outside there is a gated driveway leading to a double garage and a good size enclosed rear garden which enjoys a westerly aspect. Viewing recommended. EPC energy rating C.



ENTRANCE HALLWAY

Radiator, under stairs cupboard, stairs to first floor landing.

LOUNGE

21' x 11' 7" (6.40m x 3.53m) (approx.) UPVC double glazed window to front aspect, radiator, TV point, French doors to rear garden with matching side panels to side, gas fire with feature surround.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and low level WC dual push button flush, radiator, UPVC double glazed window to front aspect.

OPEN PLAN KITCHEN/DINER

20' 8" x 10' 10" max (9'6"min) (6.30m x 3.30m) (approx.)

Kitchen Area - Refitted with a range of base, drawer and wall mounted units, induction hob with chimney extractor over, built-in double oven, integral full height fridge/freezer, integral dishwasher, 1 1/4 stainless steel double sink unit with pull out mixer tap over, matching breakfast bar.

Dining Area - UPVC double glazed window to front aspect, radiator.

UTILITY ROOM

6' 1" x 5' 3" (1.85m x 1.60m) (approx.) Base and wall mounted units, single drainer sink unit with mixer tap over, tiled splash backs, door to garden.

STAIRS TO FIRST FLOOR LANDING

Stairs to second floor landing.

BEDROOM ONE

11' 9" x 10' 6" (3.58m x 3.20m) (approx.) UPVC double glazed window to rear aspect, radiator, built-in wardrobes.

ENSUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and low level wc, UPVC double glazed window to rear aspect.

BEDROOM TWO

11' 10" x 8' 1" max (6'7" min) (3.61m x 2.46m) (approx.) UPVC double glazed window to front aspect, radiator.

BEDROOM THREE

11' x 10' 6" (3.35m x 3.20m) (approx.) UPVC double glazed window to rear aspect, radiator.

BEDROOM FOUR

10' 3" x 10' 3" max (7'6" min) (3.12m x 3.12m) (approx.) UPVC double glazed window to front aspect, radiator.

BATHROOM

Refitted with a three piece suite comprising P-shaped bath with thermostatic shower over, vanity wash hand basin with cupboards under and low level WC with hidden cistern and dual push button flush, radiator, feature display niches, chrome towel rail, extensive tiling, shaver point, UPVC double glazed window to front aspect.

STAIRS TO SECOND FLOOR LANDING

Access to further two bedrooms.

BEDROOM FIVE

14' 6" max (12' 5" min) x 11' 9" (4.42m x 3.58m) (approx.) UPVC double glazed window to the front aspect, Velux skylight to the rear aspect and radiator.

BEDROOM SIX

12' 9" x 8' max (5' 4" min) (3.89m x 2.44m) (approx.) Radiator, Velux skylight to rear aspect, UPVC double glazed window to front aspect.

SHOWER ROOM

Fitted with a three piece suite comprising low level WC with dual push button flush, power shower, radiator, Velux window to rear aspect.

OUTSIDE

The front is open plan with shrub bed. Five bar gate gives vehicular access to tarmac driveway to side leading to double garage.

The rear garden is enclosed by timber fence and is laid to lawn with extensive decked patio.

DOUBLE GARAGE

With two up and over doors, power and light connected, eaves storage.

AGENT 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		
(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	