

for sale

guide price **£300,000 to £315,000**



Stephenson Way Bourne PE10 9DA

GUIDE PRICE £300,000 TO £315,000

Situated within an established, sought after development within Bourne this exceptional detached property is presented to the market with smart, stylish interior with many thoughtful upgrades and improvements. Call now to arrange a viewing on 01733 570110



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Entrance Hall

Half glazed decorative UPVC double glazed door into the entrance hall. Double radiator, wooden flooring, staircase to first floor landing, coving to textured ceiling and door through into lounge.

Lounge

20' 3" x 11' 2" (6.17m x 3.40m)

Two double radiators, TV and telephone points, living flame effect gas fire with feature surround, coving to textured ceiling, UPVC double glazed window to the front and archway through into dining room.

Dining Room

11' 1" x 7' 10" (3.38m x 2.39m)

Double radiator, telephone point, wooden flooring, coving to textured ceiling and fully glazed UPVC double glazed door with matching windows into the rear garden & door into kitchen.

Kitchen

11' 2" x 7' 9" plus recess (3.40m x 2.36m plus recess)

Comprising a recently refitted range of matching wall and base level units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Built in oven grill, four ring hob and extractor hood above. Plumbing for dishwasher, heated towel rail, ceramic tiled flooring, coving to papered ceiling with recess lighting & access to loft, UPVC double glazed window to rear and a door through to the utility.



Utility

8' 9" x 5' 1" (2.67m x 1.55m)

Comprising a range of recently refurbished wall and base level units, single drainer sink with mixer tap over and tiled splashbacks, worktops, plumbing for washing machine & ceramic tiled flooring continues from the kitchen. Coving to textured ceiling, door into storage cupboard, half glazed UPVC door to side & door into cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over and tiled splashbacks and WC with dual flush. Ceramic tiled flooring & coving to textured ceiling.

First Floor Landing

Door into boiler cupboard housing the gas boiler, coving to textured ceiling with access to loft, and doors off onto bedrooms and shower room.

Master Bedroom

11' 5" x 11' 2" (3.48m x 3.40m)

Radiator, Telephone point, a range of fitted wardrobes to include headboard and matching bedside cabinets. Coving to textured ceiling and UPVC double glazed window to the front.

Bedroom Two

14' 2" x 8' 6" (4.32m x 2.59m)

Radiator, TV point, coving to textured ceiling and two UPVC double glazed window to rear.

Bedroom Three

8' 6" x 8' 1" (2.59m x 2.46m)

Radiator, fitted wardrobe with matching bedside cabinet and draws, coving to textured ceiling and UPVC double glazed window to the front.

Shower Room

8' 4" x 8' 1" (2.54m x 2.46m)

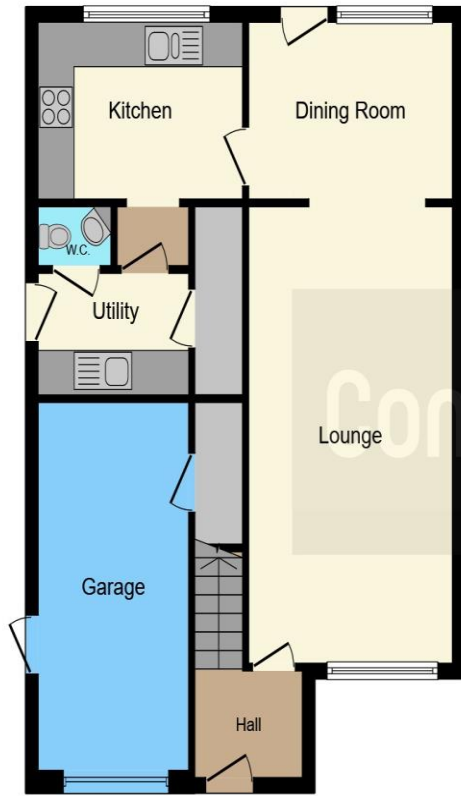
Being fully tiled & comprising a three piece suite to include double length shower cubicle with rainfall shower over with detachable hose, a wash hand basin with mixer tap and a WC with dual flush. Heated towel rail, shaver point, extractor, coving to papered ceiling and frosted UPVC double glazed window to the rear.

Outside

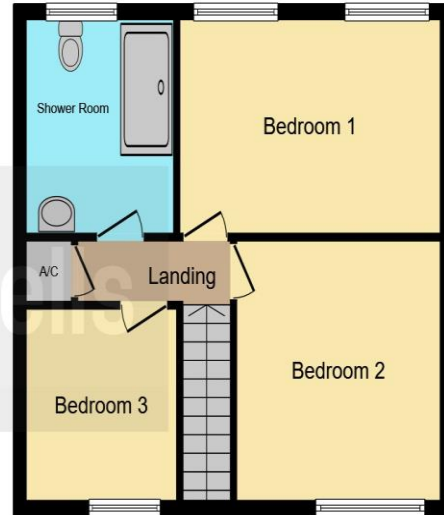
To the front of the property there is a block paved driveway providing off road parking which in turn leads to garage which is fitted with a metal up and over door. Additional gravelled area to side leading to a secured gated access area which could house a caravan/motor home. this leads into the rear garden.

The rear garden is laid with granite gravel with planted side borders,, timber built shed, summer house, green house & the garden is surrounded by a timber built fence. Outside tap and sensed security light.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WRN305191 - 0003

Tenure: Freehold

EPC Rating: Awaited

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