



Bourne Way
SWADLINCOTE





Property Description

A stunning family home with plenty of curb appeal from the beautiful dormer windows and a delightful sloping roof to the first level. Set on the corner plot the property boasts from plenty of off road parking and a front garden. Internally the home is very well proportioned throughout with a large lounge, refitted kitchen, conservatory, guest WC, dining room and an office come forth double bedroom.

Upstairs you will find a bright and airy landing with a guest bedroom to the right hand side with dual aspect windows, a fabulous master bedroom with fitted wardrobes and an en-suite, good sized third bedroom currently being used as a dressing room and a spacious family bathroom. The property also gains from having three loft spaces.

Outside the back of a home is a very low maintenance rear garden, brought to life with a variety of potted plants and well established palm trees. The garden also has a fantastic space designed and used for a hot tub which can be included within the sale.

Entrance Hall

Vinyl flooring, pendant, coving and central heating radiator.

Cloakroom

Double glazed window to front aspect, hand wash basin, low level WC, laminate floor and central heating radiator.

Study

8' 2" x 9' 11" (2.49m x 3.02m)
Double glazed window to rear aspect, carpet, central heating radiator, TV point, pendant and central heating boiler.

Lounge

11' 7" x 15' (3.53m x 4.57m)
Double glazed window to front aspect, carpet, central heating radiator, TV point, feature fireplace and storage cupboard.

Dining Room

11' 2" x 8' 2" (3.40m x 2.49m)

Double glazed window to front aspect, carpet, central heating radiator, TV point and loft hatch.

Kitchen

.11' 9" x 9' 6" (3.58m x 2.90m)
Double glazed window to rear aspect, a range of wall and base units with work surfaces over, a composite sink and drainer, oven and grill, induction hob, extractor hood, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, tiled flooring and heated towel rail.

Conservatory

9' 11" x 11' 6" (3.02m x 3.51m)
Of UPVC double glazed construction incorporating French doors out to the rear garden, tiled flooring and ceiling fan.

Bedroom One

11' 8" x 14' 9" (3.56m x 4.50m)
Double glazed window to front aspect, carpet, central heating radiator, built-in wardrobe and pendant.

En Suite

Double glazed window to front aspect, shower cubicle with electric shower, hand wash basin, low level WC, vinyl floor and central heating radiator.

Bedroom Two

16' 5" x 8' 2" (5.00m x 2.49m)
Dormer window to rear aspect, carpet, central heating radiator and chrome sockets.

Bedroom Three

8' 1" x 8' 11" (2.46m x 2.72m)
Double glazed window to rear aspect, carpet, central heating radiator and pendant.

Bathroom

Double glazed window to rear aspect, bath with shower over, hand wash basin, low level

WC, tiled floor, shaver point and central heating radiator.

Loft Space

Partially boarded with drop down ladder.

Garden

Patio area with space for a hot tub, artificial lawn, easy to maintain gravel and fence and brick wall to boundaries.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

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Property Ref: BUT208579 - 0006