

3 Linden Rise Bourne PE10 9TD

**Guide Price**  
**£410,000**



*Detached House*

*Two reception rooms*

*Downstairs Cloakroom*

*Four double bedrooms*

*Kitchen and breakfast room*

*Double garage*

*En-suite to Master*

*Utility Room*

*Cul-de-sac location*





**GENERAL DESCRIPTION:** This Allison built home is in a sought after cul de sac on the North Side of Bourne. It is a great family home with four double bedrooms with an en-suite to the Master, two large reception rooms, a kitchen with an additional breakfast room, utility room, downstairs cloakroom and a double garage. There is a large established rear garden with off road parking for several cars. Early viewing is recommended to not miss out.

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**ENTRANCE HALL** uPVC double glazed front door, telephone point, radiator, stairs to first floor, doors to lounge, dining room and kitchen, under stairs storage cupboard, uPVC double glazed front door.

**LOUNGE** 22' 5" x 11' 9" (6.83m x 3.58m) Max The large lounge has a feature fire place with open fire, new carpet, TV point, sliding doors to the rear garden, uPVC double glazed window to the front, double radiator.

**DINING ROOM** 12' 3" x 10' 5" (3.73m x 3.17m) Max uPVC double glazed window to front, radiator.

**KITCHEN** 12' 9" x 10' 4" (3.88m x 3.15m) Max Fitted with base units with worktops over, integrated double oven, 1½ bowl stainless steel sink and drainer, gas hob, space for fridge freezer and dishwasher, vinyl flooring, UPVC double glazed window to the rear garden, door to pantry.

**BREAKFAST ROOM** 11' 6" x 6' 3" (3.50m x 1.90m) Max Radiator, uPVC double glazed window to the rear, vinyl flooring, open to the kitchen.

**REAR HALL** Radiator, vinyl flooring, door to the garage, utility room, cloakroom and uPVC door to the rear garden.

**UTILITY ROOM** 6' 1" x 8' 0" (1.85m x 2.44m) Max Fitted with base units, stainless single sink and drainer, plumbed for washing machine and tumble dryer, partly tiled walls, vinyl flooring, uPVC window to the rear garden.

**CLOAKROOM** Re-fitted low level WC, wash hand basin with vanity unit, heated towel rail, vinyl flooring, uPVC double glazed window to the side.

**LANDING** Airing cupboard, access to the loft which is part boarded out and insulated.

**BEDROOM 1** 13' 0" x 12' 8" (3.96m x 3.86m) Max Double radiator, uPVC double glazed window to the rear, large array of fitted wardrobes, TV point.

**EN-SUITE** Comprising, power shower, low level WC, sink with vanity unit, shaver point, heated towel rail, part tiled walls, spotlights, obscured window to the rear.

**BEDROOM 2** 13' 6" x 10' 6" (4.11m x 3.20m) Max Double radiator, uPVC double glazed window to the rear.

**BEDROOM 3** 11' 9" x 8' 10" (3.58m x 2.69m) Max uPVC double glazed window to the front, radiator.

**BEDROOM 4** 8' 11" x 9' 5" (2.72m x 2.87m) Max uPVC double glazed window to the front, radiator.

**BATHROOM** uPVC double glazed window to the front, 'P' shaped bath with shower over, part tiled, WC, hand wash basin, heated towel rail, vinyl floor, obscured window to the front aspect.

**REAR GARDEN** The large enclosed rear garden is a delightful feature of this property and has been beautifully looked after by the current vendors. It has a large lawn with surrounding flowering borders with mature shrubs. There is a patio area for outside dining, a further patio area to the side where the shed is situated, a greenhouse, an outside tap and gated access to the front.

**DOUBLE GARAGE** The double garage has two up and over doors with light and power connected.

**FRONT** The front of the property has a large gravelled driveway providing off road parking for numerous cars and a lawn surrounded with mature bushes.

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**Ground Floor**



**First Floor**

Total floor area 179.4 m<sup>2</sup> (1,931 sq.ft.) approx

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

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**General Information:** Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band E