

12 Sandown Drive,
Bourne, PE10 0WP

£390,000



Detached Family Home

Ensuite to Master

Study

Beautifully Presented

Huge Master Bedroom

Utility Room

4 Double Bedrooms

Lovely Living/Kitchen Space

Lounge





**12 Sandown Drive
Bourne
PE10 0WP**

GENERAL DESCRIPTION:

Overlooking an open grassed area this is a beautifully presented and spacious detached family home offering excellent living space for a family.

The heart of this house will be the superbly fitted kitchen which opens to a large dining/2nd sitting room.

In addition there is a utility room, lounge and a study.

Upstairs features a huge master bedroom with fitted wardrobes and an ensuite.

Each of the 4 bedrooms is a double bedroom.

Running costs are kept to a minimum as the house has the benefit of EV solar panels, and an EV charger.





ENTRANCE HALL With composite and double glazed entrance door, radiator, ceramic tiled floor, central heating thermostat.

CLOAKROOM Comprising low level WC, pedestal wash hand basin, radiator, uPVC double glazed window to the side, ceramic tiled floor.

LOUNGE 13' 9" x 13' 1" (4.2m x 4.0m) Max
2 radiators, uPVC double glazed window to the front, TV point.

KITCHEN 12' 10" x 11' 6" (3.9m x 3.5m) Max
1½ bowl composite sink unit, range of base units incorporating cupboards and drawers, with worktops and wall cupboards above, integrated dishwasher, gas hob with double oven under, integral fridge freezer, radiator, ceramic tiled floor, upvc double glazed window to the rear.

UTILITY ROOM 8' 6" x 5' 3" (2.6m x 1.6m) Max
With 1½ bowl single drainer stainless steel sink unit, cupboards under, worktops and eye levels above, cupboard housing gas central heating boiler, radiator, ceramic tiled floor, door to the garden, useful built in cupboard.

DINING ROOM 12' 10" x 11' 6" (3.9m x 3.5m) Max
Opening from the kitchen this creates a wonderful living area with ceramic tiled floor, radiator, TV point, pair of uPVC double glazed French doors to the garden.

STUDY 9' 2" x 6' 7" (2.8m x 2.0m) Max
With radiator, uPVC double glazed window to the front, TV point.

LANDING
With radiator, uPVC double glazed window to the front on ½ landing, access to the loft,

BEDROOM 1 14' 9" x 13' 1" (4.5m x 4.0m) Max
With radiator, uPVC double glazed window to the rear, range of built in wardrobes, TV point.

EN-SUITE
Comprising low level WC, pedestal wash hand basin, shower cubicle with fitted shower, radiator, shaver point, extractor, uPVC double glazed window to the front.

BEDROOM 2 12' 10" x 10' 10" (3.9m x 3.3m) Max
With radiator, uPVC double glazed window to the front.

BEDROOM 3 11' 2" x 10' 10" (3.4m x 3.3m) Max
With radiator, uPVC double glazed window to the rear.

BEDROOM 4 11' 2" x 6' 11" (3.4m x 2.1m) Max
With radiator, uPVC double glazed window to the front.

BATHROOM
A large bathroom with low level WC, pedestal wash hand basin, panelled bath with shower attachment to the taps, separate shower cubicle, radiator, shaver point, extractor, ceramic tiled floor, uPVC double glazed window to the front.

OUTSIDE

FRONT GARDEN
The front garden is set to stone chippings, with inset plants and shrubs and with a pathway set behind railings leading to the front door. Alongside the property is off road parking and access to the:-

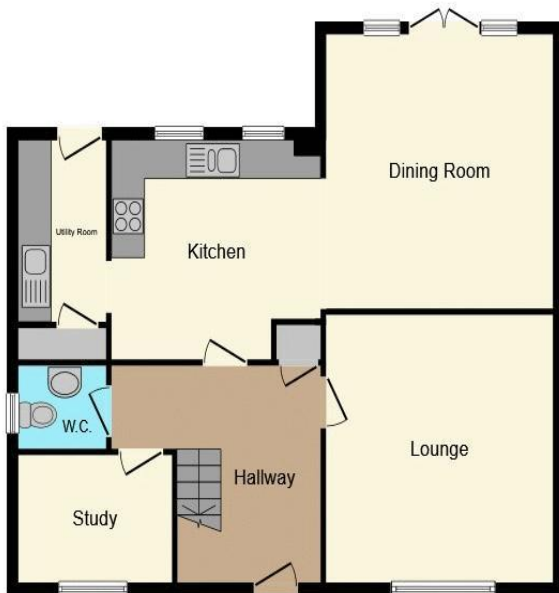
GARAGE 18' 8" x 8' 10" (5.7m x 2.7m) Max
With up and over door, light and power, with personal door to the rear.

REAR GARDEN
Which is a pleasant feature with patio, feature shaped stone chipped area, lawn, fully enclosed.

NOTE
This property benefits from having PV electric panels and has an EV charger.
It is likely that the hot tub will remain.

Quentin Marks is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 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