

Rosedale

14 BETJEMAN CLOSE, BOURNE, PE10 9WF



£350,000 OFFERS IN EXCESS OF

"Sought after location"

- SOUGHT AFTER LOCATION WITHIN BOURNE
- EXTENSIVE DRIVEWAY TO A SINGLE GARAGE
- PRIVATE CORNER PLOT
- 23' GARDEN ROOM
- SOLAR PANELS WITH 5KW BATTERY
- LANDSCAPED REAR GARDEN
- SINGLE GARAGE
- THREE BEDROOMS
- MODERN KITCHEN AND BREAKFAST BAR
- EPC - C / COUNCIL TAX BAND D



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this exceptional, well maintained detached family home within a cul-de-sac location on the South side of Bourne.

The property is within walking distance to local schools and amenities and has been maintained to the highest of standards to include a refitted kitchen/breakfast room, a beautiful garden room, solar panels with a 5kw battery and a landscaped rear garden. The property boasts three double bedrooms, ensuite to master, a spacious landing and a family bathroom. Downstairs there is a welcoming entrance hall, lounge, cloakroom, kitchen/breakfast room, utility room, separate dining room and the lovely garden room overlooking the garden.

To the front there is a small garden area with seating and an extensive gravel driveway with ample parking leading to a single garage. The position of this property is one of its most desirable selling points. To fully appreciate this opportunity viewings are highly recommended. EPC Energy Rating C / Council Tax Band D

3 Bedrooms 2 Bathroom 2 Reception








GARDEN ROOM
GARAGE
DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
CLOAKROOM
STORAGE
ENTRANCE HALL
UP
LOUNGE
BEDROOM 3
BEDROOM 1
BATHROOM
STORAGE
ENSUITE
DOWN
LANDING
BEDROOM 2







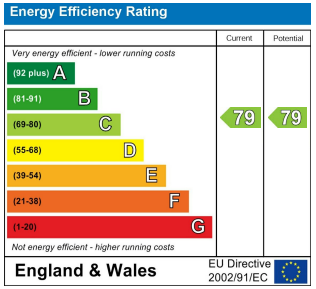


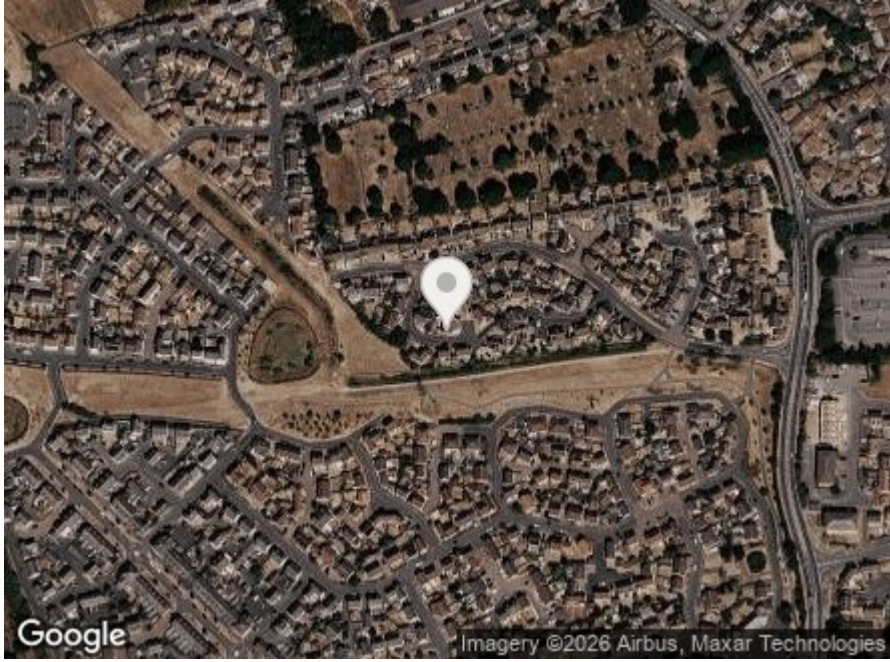
SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30496709

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

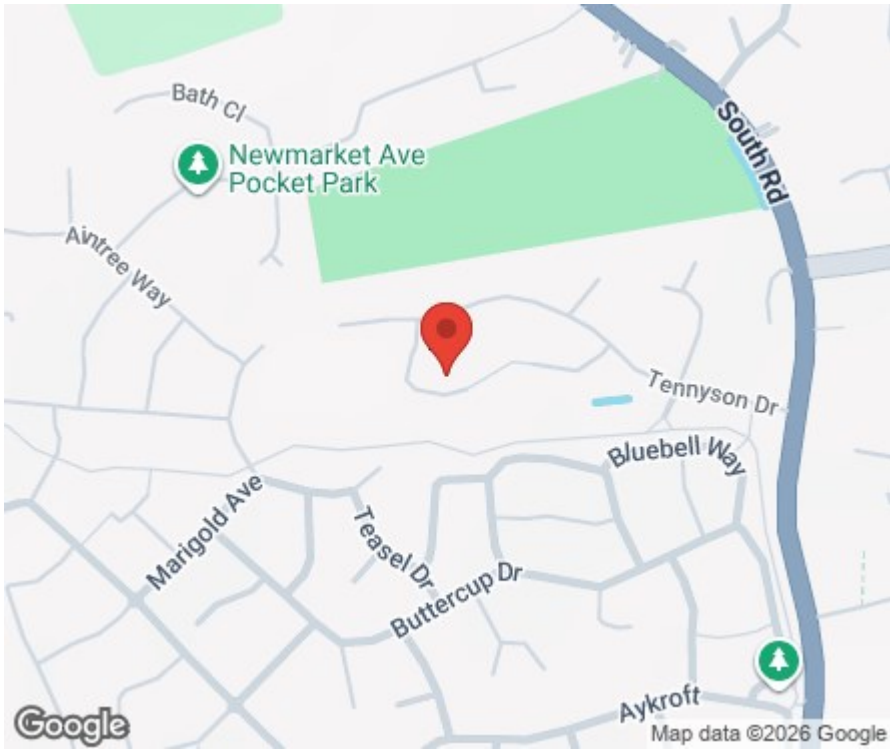
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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rosedalepropertyagents.com