



Meadowgate, BOURNE  
offers in excess of £300,000 **Freehold**

QUENTIN  
MARKS



# Key Features



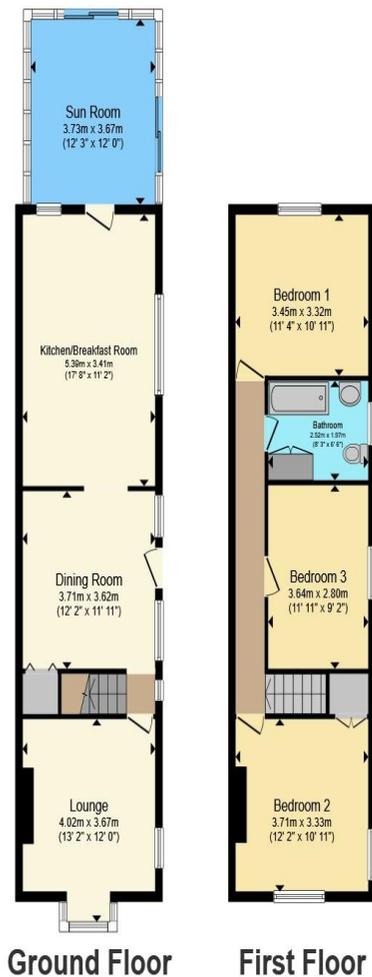
- Large Detached Home
- 3 Double Bedrooms
- Lounge With Bay
- Dining Room
- Large Breakfast Kitchen

Conveniently positioned for Bourne town centre, this attractive period 3 double bedroomed detached family home is beautifully presented throughout and offers far more space than its external appearance suggests.

The ground floor begins with a charming lounge to the front, featuring a walk-in double-glazed bay window and a wood-burning stove set within a fireplace, creating a warm and inviting focal point. The separate dining room enjoys parquet wood flooring and benefits from an under-stairs storage cupboard.

To the rear, the kitchen is fitted with an extensive range of base units with cupboards and drawers, complemented by generous work surfaces and matching wall units. There is plumbing for both a washing machine and dishwasher, along with an integrated larder fridge, larder freezer and pull-out





Ground Floor

First Floor

Total floor area 112.7 sq.m. (1,213 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 [wwwPropertyBox.io](http://www.PropertyBox.io)



storage. A particular highlight is the inclusion of three ovens, one of which is a combi microwave. A door from the kitchen leads through to a superb aluminium and glazed garden room with opening doors and a retractable roof, enjoying delightful views over the rear garden.

Upstairs, all rooms are accessed from the landing. There are three double bedrooms, with the principal bedroom positioned at the front and featuring an original cast-iron fireplace. Bedrooms two and three are also comfortable doubles. The family bathroom is fitted with a three-piece suite with a separate shower over the bath.

To the front of the property there is off-road parking and an EV charging point. The rear garden is a pleasant feature, with patio and lawn beyond, together with an outdoor entertaining area. A substantial Log Cabin, 4.8m x 4.8m is situate in the garden and has lighting & power, and is an ideal work room / garden room / summerhouse.

Of particular note are the electric PV panels which are coupled up to 2 battery packs, which will substantially reduce running costs.

To view this property call Quentin Marks on:  
**01778 391600**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 [sales@quentinmarks.co.uk](mailto:sales@quentinmarks.co.uk)

 [www.quentinmarks.co.uk](http://www.quentinmarks.co.uk)



SCAN FOR MORE  
INFORMATION



Sharman Quinney Holdings Limited 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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100386 - 0009

