

Rosedale

32 WEST STREET, BOURNE, PE10 9NE



£650,000

"Beautifully restored family home within the centre of Bourne"

- BEAUTIFULLY RESTORED PERIOD TOWN HOUSE
- PRIME LOCATION FOR SCHOOLS, PARKS AND TOWN AMENITIES
- EXTENSIVE REAR GARDEN WITH COVERED SEATING AREA
- ENGINEERED GLASS AND STEEL EXTENSION 34'X19' APPROX
- EXCEPTIONAL PERIOD DETAILING THROUGHOUT
- FIVE BEDROOMS & PERIOD BATHROOM
- BESPOKE FARMHOUSE STYLE KITCHEN/BREAKFAST
- NO ONWARD CHAIN
- ON STREET PARKING AVAILABLE
- EPC ENERGY RATING C - COUNCIL TAX BAND E



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to present to the market this stunning period property, beautifully restored to the highest standards by its current owners. The attention to period detail is outstanding throughout, with high ceilings, original stripped doors, sash windows, cast iron radiators, fireplaces and carefully sourced heritage finishes, from light switches to high flush toilets, all sensitively upgraded for today's busy families. This impressive five-bedroomed property centres around a superb entertaining space, featuring a contemporary glass and steel extension with underfloor heating, air conditioning and full-width bifolds opening onto the extensive garden.

On entering the property, you are greeted by a vestibule featuring the original tiled floor and Lincrusta wall covering, with a stained-glass door set within a Gothic archway. The accommodation includes a bay-fronted lounge with an original fireplace, a large bespoke kitchen with solid pine cabinetry, walk-in larder, boot room, utility room, cloakroom, glazed garden room and snug. Upstairs, a spacious landing leads to all bedrooms and the stunning dual-aspect bathroom, comprising a unique copper bath, double shower, wood burner, exposed brickwork and space for a sofa, creating a truly luxurious, spa-like environment.

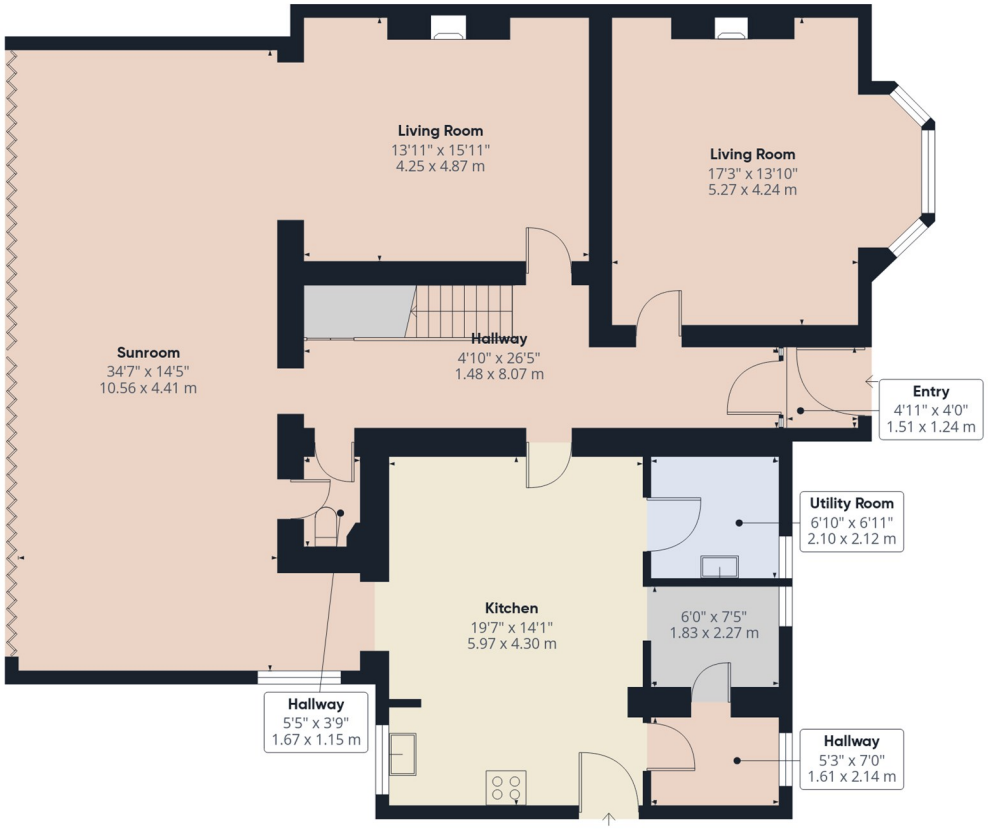
Outside, the front is framed by original iron railings with a mature planted garden and side access. To the rear is a generous garden with mature trees and shrubs, a lawned area, and an oak-framed gazebo with a tiled roof, lighting and power. There is also a large slate terrace, kitchen garden and a number of storage sheds. To fully appreciate this one-off opportunity, viewings are highly recommended.

5 Bedrooms 1 Bathroom 3 Reception

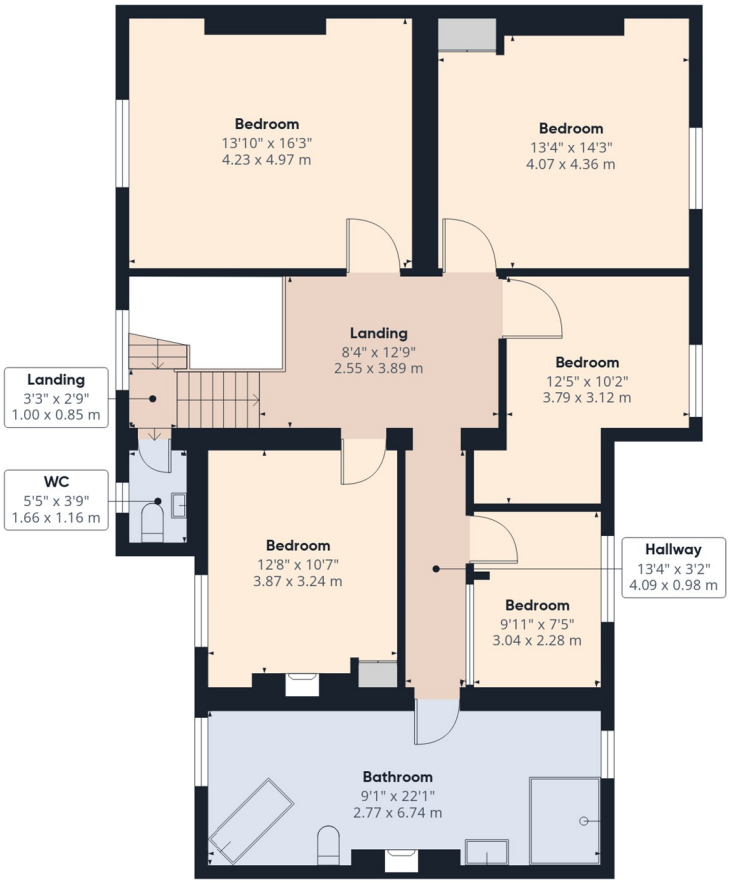








Floor 0



Floor 1



Approximate total area(1)

2786 ft²

258.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


DOG TREATS
BULBS
TOURNÉE DU CHAT NOIR
AVEC
RODOLPHE SALIS








BULBS













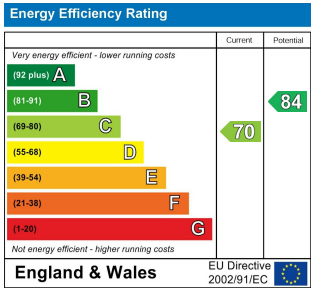


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** E

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30120649

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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