Rosedale

17 NENE CLOSE, BOURNE, PE10 0YN

£440,000 OFFERS IN EXCESS OF

"Executive spacious detached family home"

- EXECUTIVE DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS AND ENSUITE
- GALLERIED LANDING
- THREE RECEPTIONS AND CLOAKROOM
- DOUBLE GARAGE
- EASY ACCESS TO BYPASS AND BOURNE TOWN CENTRE
- SOUTH FACING GARDEN NOT OVERLOOKED
- EXTENSIVE PARKING TO THE FRONT
- MODERN KITCHEN WITH BREAKFAST BAR
- EPC ENERGY RATING B - COUNCIL TAX BAND E

PROPERTY HIGHLIGHTS

Nestled in the charming area of Nene Close, Bourne, this splendid detached house offers a perfect blend of space and comfort for modern family living. With four generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The house boasts three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a lively gathering in the dining room, or a quiet study in the third reception, this home caters to all your needs.

Additionally, the property features two well-appointed bathrooms, ensuring convenience for all residents and visitors alike.

One of the standout features of this home is the impressive parking capacity, accommodating up to six vehicles. This is a rare find in residential properties and adds significant value for families with multiple cars or those who enjoy entertaining.

Overall, this detached house in Nene Close is a wonderful opportunity for anyone looking to settle in a peaceful yet vibrant community. With its spacious layout and excellent amenities, it is sure to meet the demands of contemporary family life. Do not miss the chance to make this delightful property your new home.

4 Bedrooms 2 Bathroom 3 Reception

LOUNGE
KITCHEN/DINER
UTILITY ROOM
CLOAKROOM
OFFICE
STORAGE
UP
ENTRANCE HALL
DINING ROOM

DOUBLE GARAGE

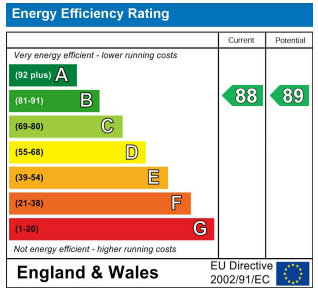
BEDROOM 2
BATHROOM
BEDROOM 1
CUPBOARD
WARDROBE
CUPBOARD
ENSUITE
BEDROOM 3
DOWN
LANDING
BEDROOM 4

SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30437554

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.

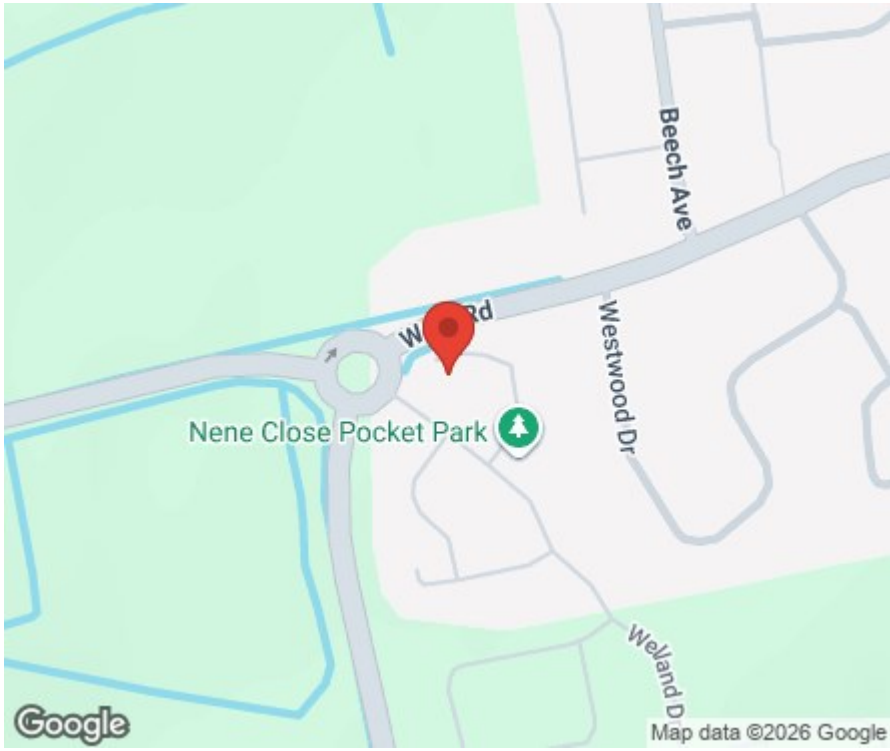
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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