

10 Broadlands Avenue, Bourne

£340,000

NEWTON FALLOWELL

10 Broadlands Avenue

Bourne

We are delighted to offer for sale this spacious and versatile four double bedroom family home, offering well-proportioned accommodation arranged over two floors and ideally suited to growing families or those seeking additional space to work from home.

The ground floor comprises two separate reception rooms, including a welcoming lounge with doors leading directly out to the private, east-facing rear garden, providing an ideal space for relaxing and entertaining. There is also a separate dining room, offering plenty of room for family meals and social occasions.

The modern fitted kitchen/breakfast room provides a range of fitted units and work surfaces, with space for a washing machine and fridge/freezer, alongside an integrated dishwasher. A ground floor WC and entrance hall further enhance the practicality of the accommodation.

To the first floor, the property boasts four generous double bedrooms. The main bedroom benefits from its own en-suite shower room and separate dressing room, creating a particularly appealing principal suite. The remaining bedrooms are served by a family bathroom, with a central landing providing access to all rooms.

Externally, the property enjoys a private, east-facing rear garden, perfect for enjoying the morning sunshine and outdoor entertaining. The property also benefits from a garage.

Offered for sale with no onward chain, this attractive home presents an excellent opportunity for buyers looking to secure a spacious family property with flexible living accommodation.

An internal viewing is highly recommended to fully appreciate the space and versatility this home has to offer.















Entrance Hall
4' 9" x 4' 5" (1.44m x 1.35m)

Lounge
12' 2" x 15' 7" (3.72m x 4.74m)

Dining Room
10' 0" x 15' 7" (3.05m x 4.74m)

Kitchen Breakfast Room
12' 0" x 10' 8" (3.65m x 3.24m)

Downstairs WC
4' 6" x 4' 5" (1.37m x 1.35m)

Landing

Bedroom One
11' 11" x 9' 2" (3.64m x 2.79m)

Dressing Room
16' 2" x 5' 3" (4.93m x 1.59m)

En-suite
4' 0" x 8' 1" (1.22m x 2.46m)

Bedroom Two
11' 9" x 9' 11" (3.57m x 3.01m)

Bedroom Three
9' 4" x 8' 7" (2.84m x 2.61m)

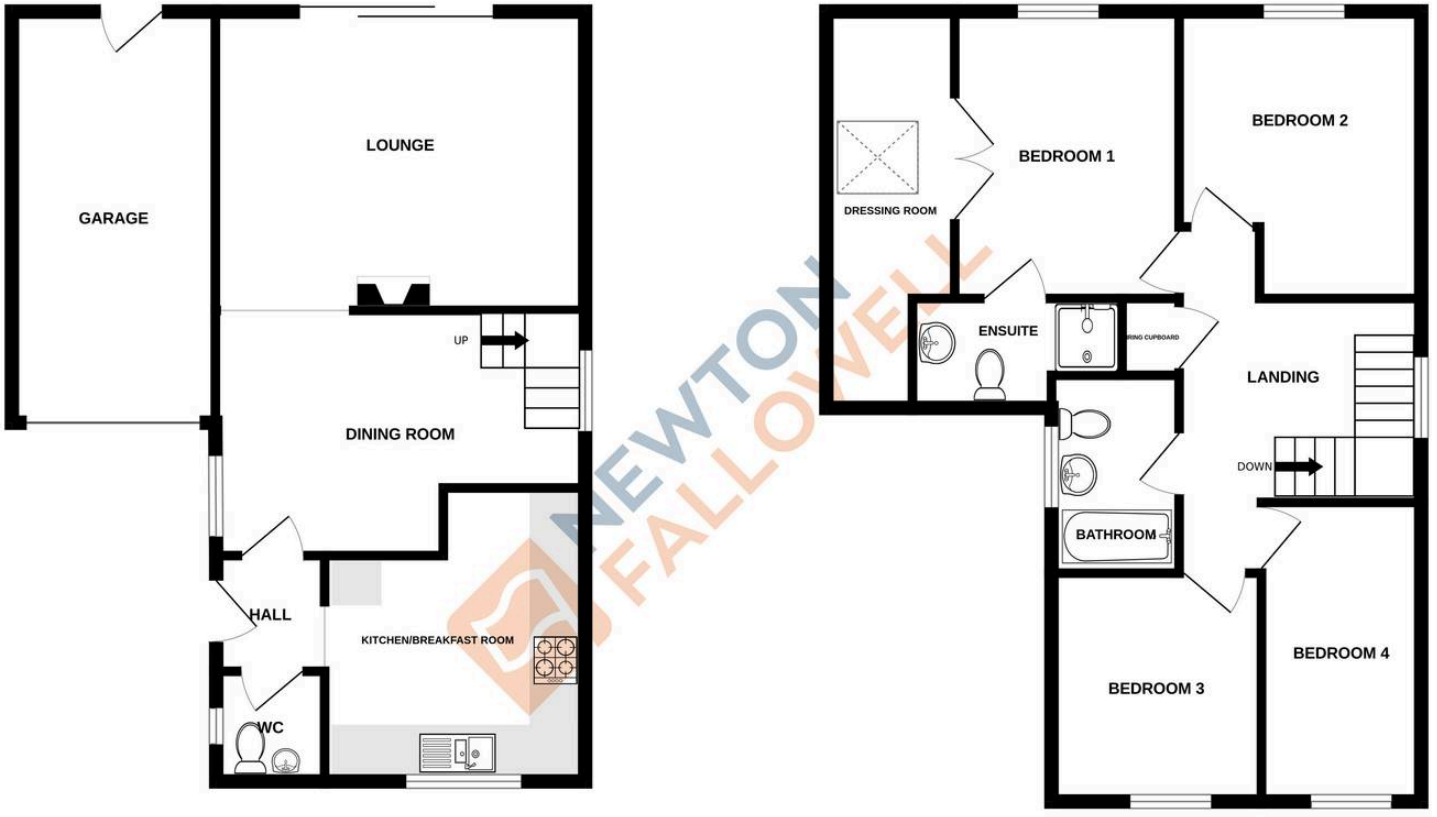
Bedroom Four
12' 2" x 6' 10" (3.72m x 2.09m)

Bathroom
8' 0" x 5' 5" (2.45m x 1.66m)

Garage
16' 9" x 8' 3" (5.11m x 2.52m)

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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