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Meadowgate, BOURNE
£325,000 **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 bedoomed 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 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.

Measurements:

Lounge 3.94m (into bay) x 3.68m
Dining Room 3.72m x 3.63m
Kitchen 5.4m x 3.4m
Bedroom 1 3.73m x 3.35m
Bedroom 2 3.67m x 2.8m
Bedroom 3 3.46m x 3.3m

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INFORMATION



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