

Rosedale

# 1 PIMPERNEL WALK, BOURNE, PE10 0FL



## £340,000

*Ideal family home in a sought-after location*

- ATTRACTIVE DETACHED STONE-BUILT FAMILY HOME
- ONE OF THE MOST POPULAR DESIGNS
- SINGLE GARAGE AND PARKING
- FOUR WELL-PROPORTIONED BEDROOMS AND ENSUITE
- TWO SOUTH-WEST-FACING GARDENS
- VERY WELL MAINTAINED THROUGHOUT
- SPACIOUS OPEN-PLAN KITCHEN/DINER/LIVING SPACE
- ATTRACTIVE VIEWS OF GREEN SPACE
- CONVIENIENT ACCESS TO BOURNE TOWN CENTRE
- EPC ENERGY RATING B - COUNCIL TAX BAND D



# PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to bring to the market this lovely family home, situated on Pimpernel Walk in Bourne.

Built in 2008, this attractive detached property offers approximately 700 sq. ft. of accommodation, combining modern living with comfort and practicality. Ideally suited to families, the home offers well-proportioned living spaces and a thoughtfully designed layout.

Upon entering, you are welcomed by a spacious entrance hall, providing access to a convenient downstairs WC and the impressive open-plan kitchen/dining/living area. This versatile space is ideal for entertaining guests, spending time with family or simply relaxing at the end of the day.

The property benefits from four well-proportioned bedrooms, with the principal bedroom enjoying the added benefit of an en-suite shower room. A further family bathroom serves the remaining bedrooms, providing comfortable and practical accommodation for the whole family.

Externally, the property enjoys two separate gardens, both accessible directly from the house. One garden is south-facing, while the second is a west-facing lawned garden, offering plenty of opportunity to enjoy the outdoors throughout the day. Further benefits include a single garage with a private driveway providing additional off-road parking to the front.

Situated within the popular Elsea Park development in Bourne, the property benefits from a friendly community atmosphere and convenient access to local amenities, Bourne Grammar Schools and nearby parks. Its desirable location, combined with its modern design and practical layout, makes this an excellent opportunity for families seeking a well-maintained home in a popular residential area.

This delightful detached property is sure to appeal to a variety of buyers, and early viewing is highly recommended to fully appreciate all that it has to offer.

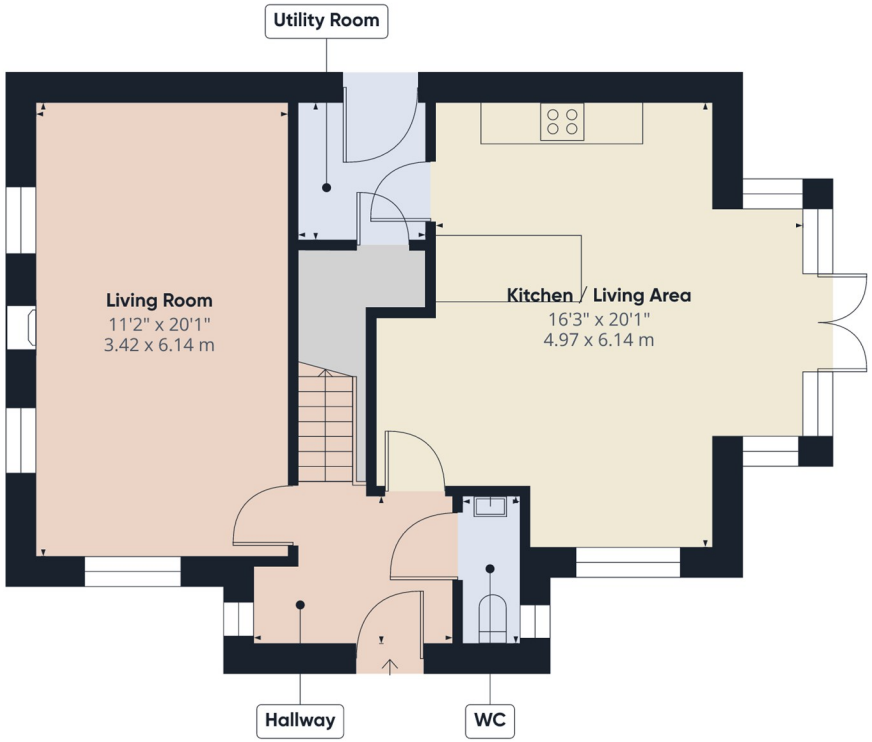
Contact Rosedale Property Agents today to arrange your viewing.

4 Bedrooms 2 Bathroom 1 Reception

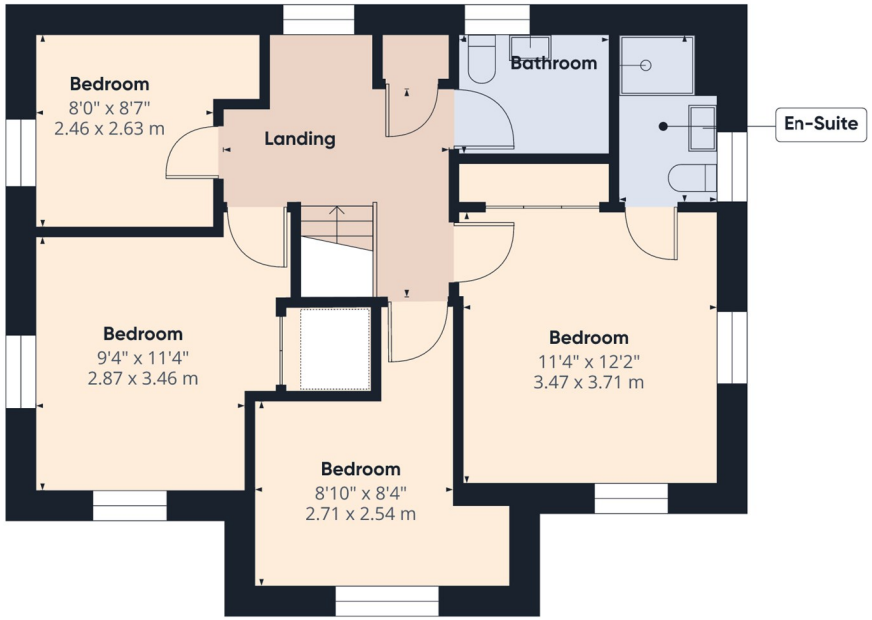









Floor 0




Floor 1




**Approximate total area**(1)

996 ft²

92.6 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







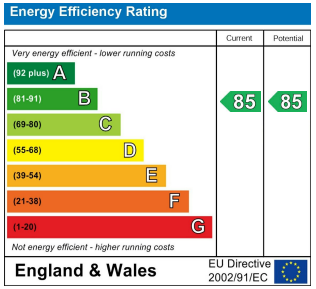


## SERVICES & UTILITIES

**Tenure:** Freehold **Council Tax Band:** D

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

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.




Rosedale

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