

1 BARKSTON CLOSE, BOURNE, PE10 9UB



£350,000

"A spacious detached bungalow with a double garage"

- DETACHED PARKER BUILT BUNGALOW
- EXTENSIVE CORNER PLOT
- DETACHED DOUBLE GARAGE WITH DRIVEWAY PARKING
- THREE BEDROOMS AND ENSUITE
- KITCHEN/BREAKFAST
- FRONT, REAR AND SIDE GARDENS
- LIVING ROOM AND DINING ROOM
- SELLING WITH NO ONWARD CHAIN
- POPULAR CUL-DE-SAC LOCATION
- EPC ENERGY RATING D - COUNCIL TAX BAND D



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to bring this detached bungalow to the market.

Situated in Barkston Close, Bourne, this popular style of bungalow offers an appealing blend of space and comfort.

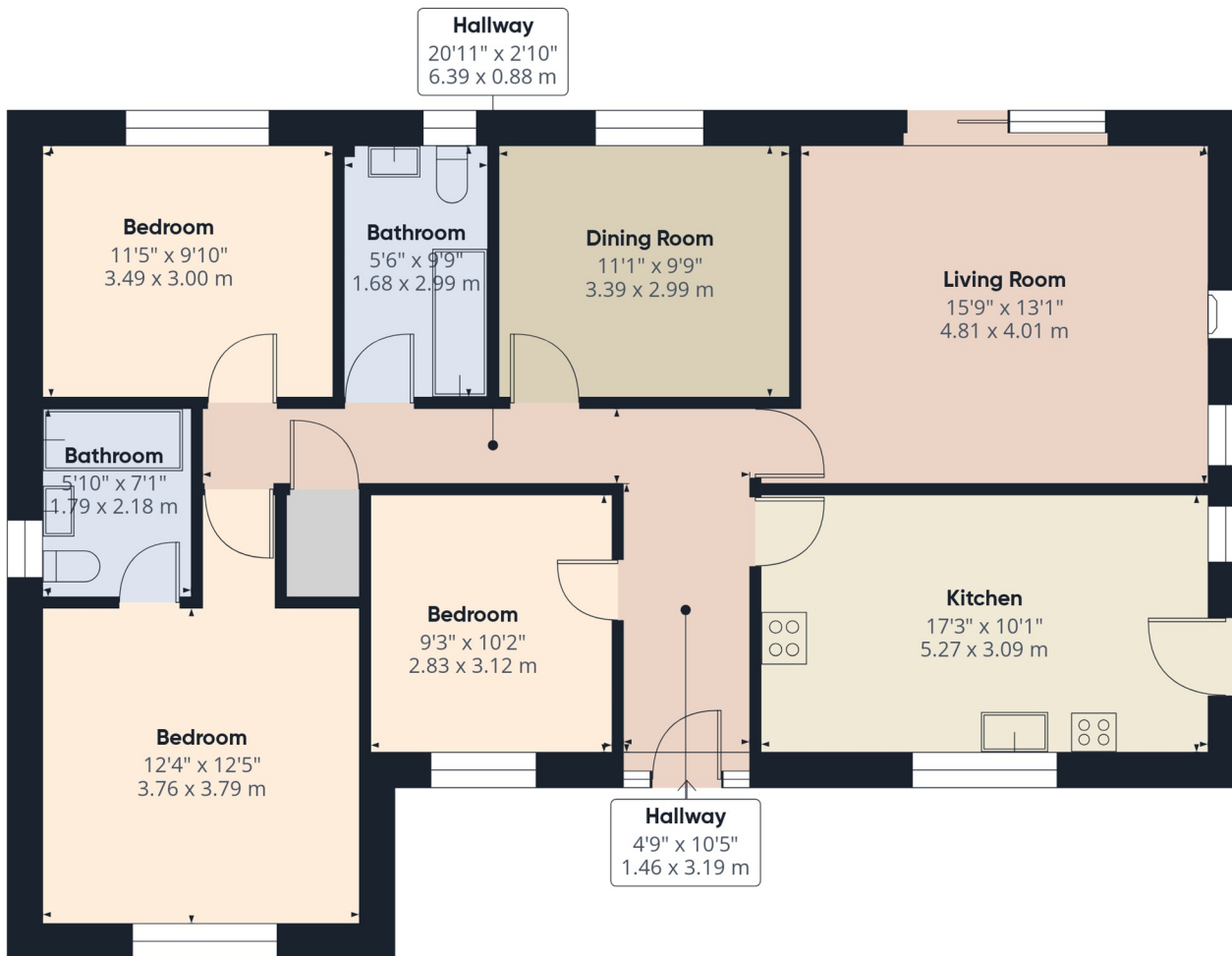
Built in 1994, the property benefits from a well-designed layout. The accommodation includes a spacious lounge, dining room and a kitchen/breakfast room, offering ample space for both relaxation and entertaining. The property offers three comfortable bedrooms, a family bathroom and an en-suite. The single-storey accommodation is perfect for those just retired or anyone seeking single floor living.

The exterior of the property is equally impressive. Occupying a generous corner plot, the property provides off-road parking for several vehicles and access to a detached double garage.

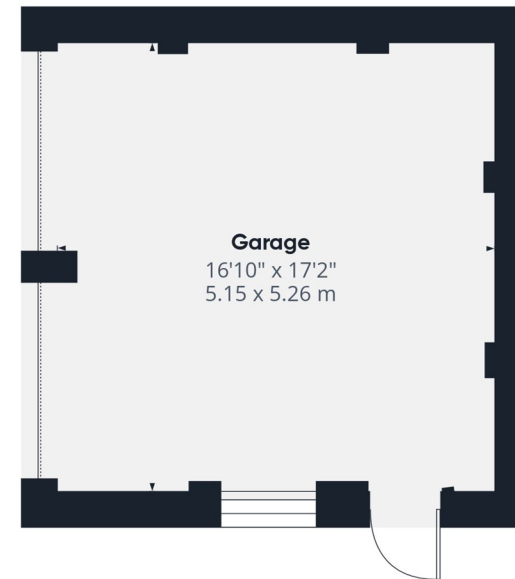
To the rear is a West-facing garden, while the front of the property overlooks an attractive green space. Early viewing is highly recommended to fully appreciate everything this property has to offer.



 3 Bedrooms  2 Bathroom  2 Reception



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1392 ft²
129.2 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 - 30411150

Or alternatively speak to your Rosedale agent who will be able to help you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

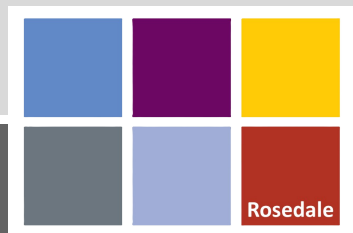
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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