



50 TENNYSON DRIVE, BOURNE, PE10 9WD



£375,000

"Deceptively spacious detached family home"

- GENEROUS SIZE DETACHED FAMILY HOME
- FIVE BEDROOMS AND ENSUITE
- SOLID ROOF CONSERVATORY
- SOUGHT AFTER CUL-DE-SAC LOCATION
- NON OVERLOOKED ESTABLISHED REAR GARDEN
- WITHIN EASY ACCESS TO BOURNE CENTRE
- SINGLE GARAGE
- PARKING FOR 2 CARS
- CONVENIENT FOR ACCESS ONTO THE A15
- EPC ENERGY RATING C - COUNCIL TAX BAND E



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this highly sought-after property, ideally located close to Bourne Grammar School and local amenities.

Situated in a quiet cul-de-sac on the south side of Bourne, the property offers convenient access to the A15, making it ideal for commuting towards Peterborough.

Key features include a private position (not overlooked), ample parking, and a desirable residential setting. Externally, the property benefits from a driveway with additional gravel parking to the front, leading to a single garage, along with gated access to a fully enclosed rear garden.

Upon entering, you are welcomed by a light and airy entrance hall. To the right is a cloakroom and a spacious lounge. To the rear, there is an open-plan kitchen/diner flowing into a garden room, creating an excellent space for family living and entertaining. A separate utility room provides additional convenience, with access to the garden.

Upstairs, the property offers five generously sized bedrooms, including a main bedroom with ensuite, as well as a family bathroom.



🛏 5 Bedrooms 🚿 2 Bathroom 🚪 1 Reception









SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 20398182

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		
(55-68) D		
(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.

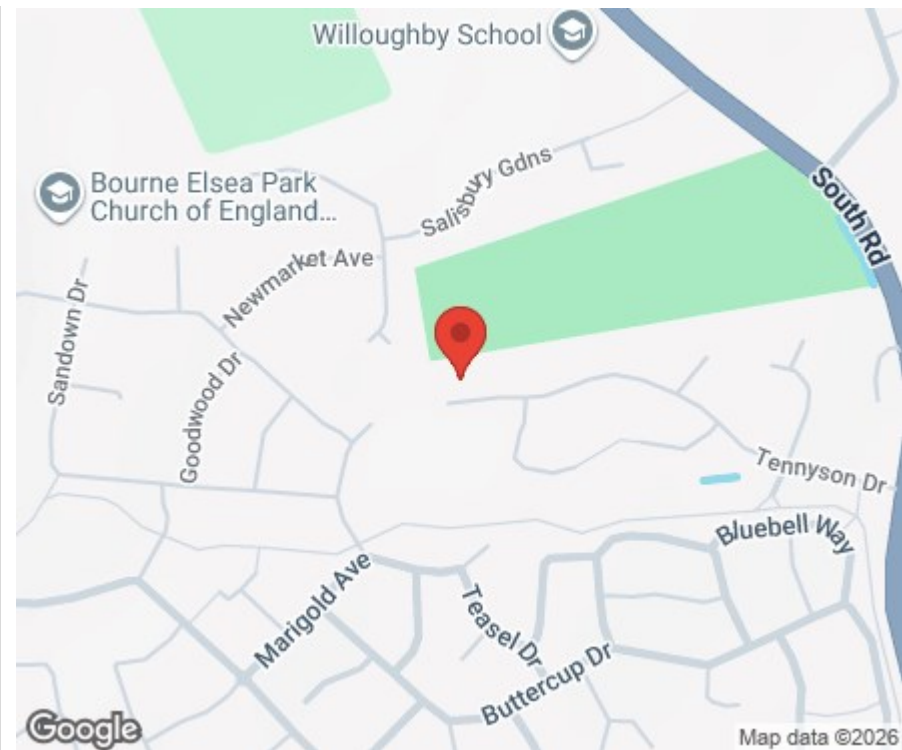
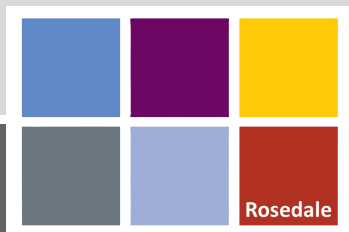
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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