Rosedale

25 ARNHEM WAY, BOURNE, PE10 9UD

£390,000 OFFERS IN EXCESS OF

"Parker built with views of farmland to the front"

- DETACHED BUNGALOW
- POPULAR PARKER BUILT STYLE
- OPEN VIEWS ACROSS FARMLAND TO FRONT
- THREE / FOUR BEDROOMS
- ENSUITE TO BEDROOM ONE
- UTILITY ROOM & CLOAKROOM
- SOUGHT AFTER AREA IN BOURNE
- DOUBLE GARAGE AND DRIVEWAY PARKING
- VERY WELL PRESENTED AND MAINTAINED
- EPC ENERGY RATING C - COUNCIL TAX BAND D

PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer this very well presented executive detached bungalow situated in a sought after location in Bourne offering spacious accommodation.

Inside there is a welcoming hallway leading to a kitchen/ breakfast with utility room and cloakroom off, a good size lounge with sliding doors leading to the garden, dining room/bedroom four, main bedroom with an ensuite shower room and fitted wardrobes, two further bedrooms and a modern bathroom.

Outside there is a block paved driveway providing off road parking leading to a double garage. The small rear garden has been landscaped and is fully enclosed.

3 Bedrooms 2 Bathroom 2 Reception

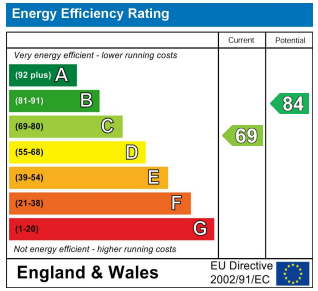
LOUNGE
BEDROOM 2
ENSUITE
BEDROOM 1
WARDROBE
WARDROBE
WARDROBE
DINING ROOM/BEDROOM 4
HALLWAY
BATHROOM
BEDROOM 3
PORCH
WC
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
DOUBLE GARAGE

SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30246235

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.

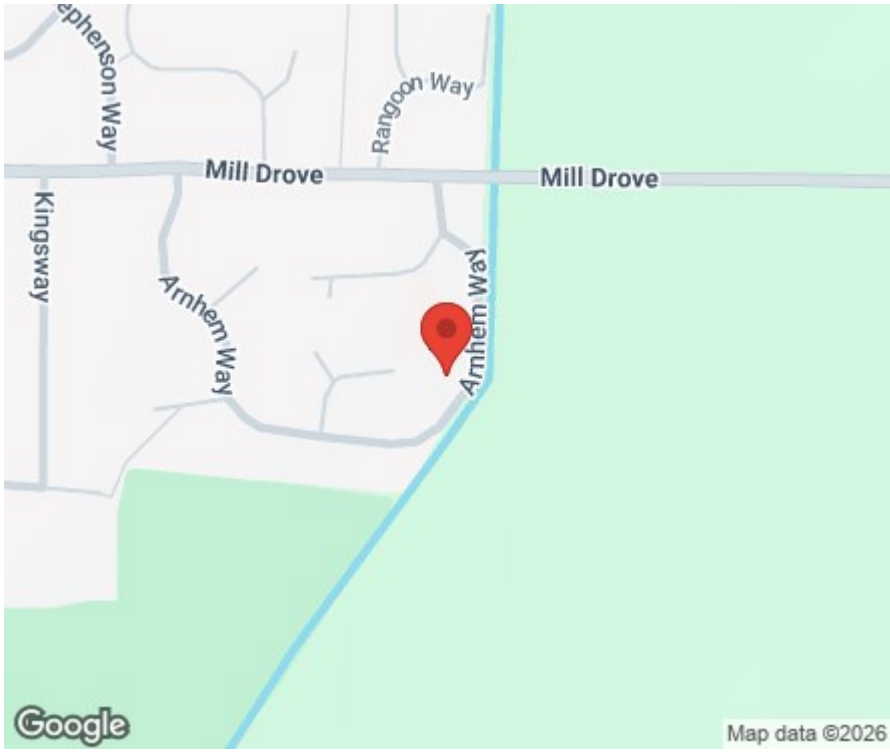
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.



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