



60 GREAT NORTHERN GARDENS, BOURNE, PE10 9FU



£250,000

"Superb town house with fields to rear"

- SUPERB TOWN HOUSE
- FIELD VIEWS TO REAR
- WEST FACING REAR GARDEN
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- DRIVEWAY PARKING
- THREE/FOUR BEDROOMS
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- CLOSE TO BOURNE TOWN CENTRE AND THE GRAMMER SCHOOL
- HIGHLY SOUGHT AFTER LOCATION
- EPC RATING C / COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer this great family home located on a popular development within walking distance of Bourne town centre and the Grammar School.

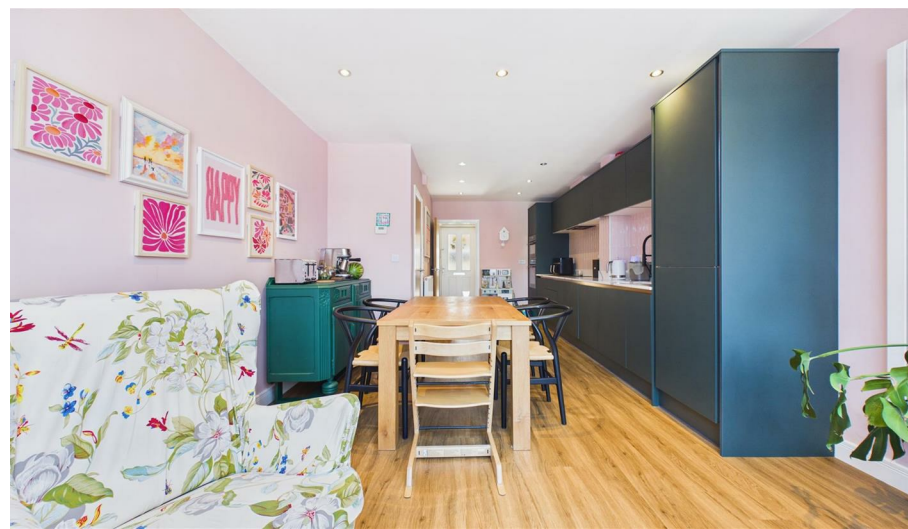
Set out over three floors, the property offers spacious accommodation benefiting from an entrance hall, cloakroom, and a bright and airy open plan kitchen/dining/family room with access to the rear garden on the ground floor. The first floor provides a lounge, which could also be used as a bedroom, with a Juliet balcony providing lovely field views to the rear which are part of the Red Hall grounds, a double bedroom and family bathroom whilst on the second floor there is a further double bedroom and the master suite with ensuite shower room.

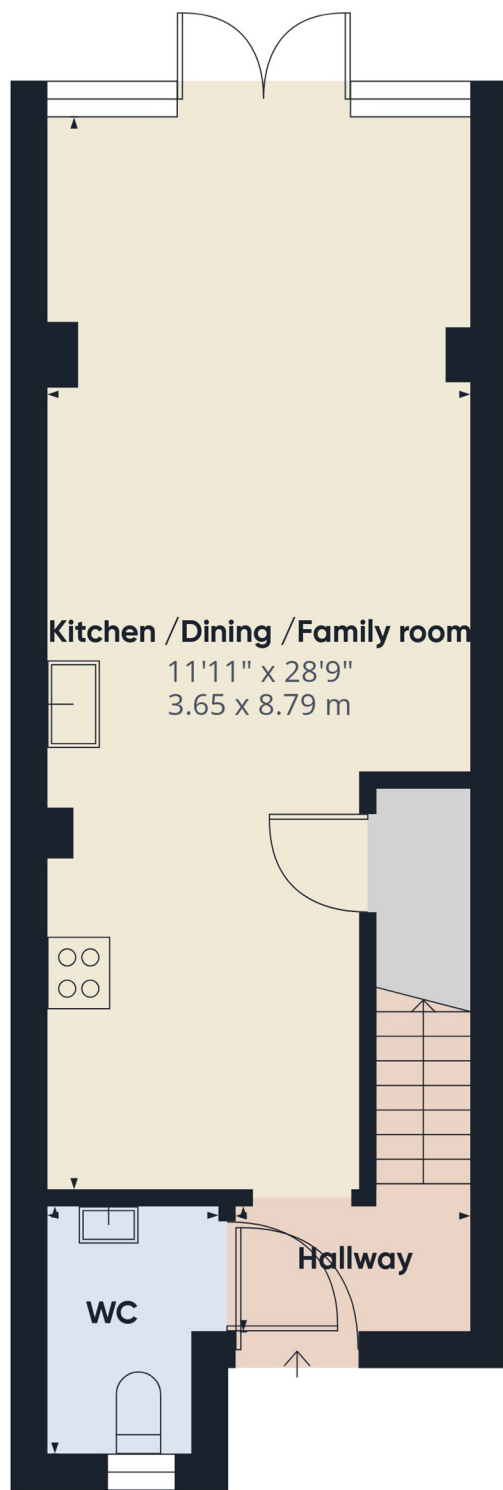
Outside, the driveway provides off road parking and the private, west facing garden makes this home very desirable. Early viewing highly recommended. EPC Energy Rating C/Council Tax Band C

Agents Note:

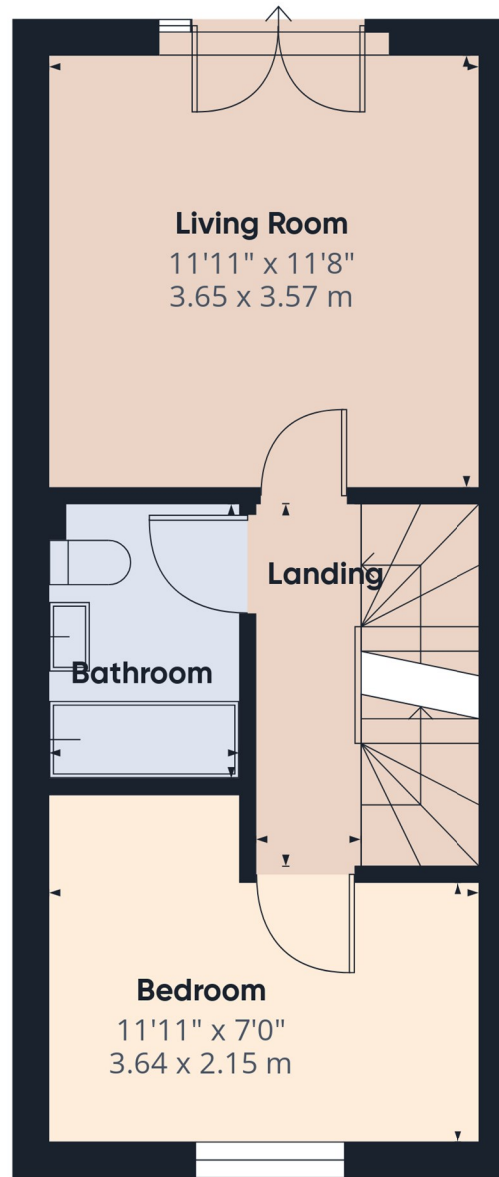
As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

🛏 3 Bedrooms 🚿 2 Bathroom 🪑 2 Reception

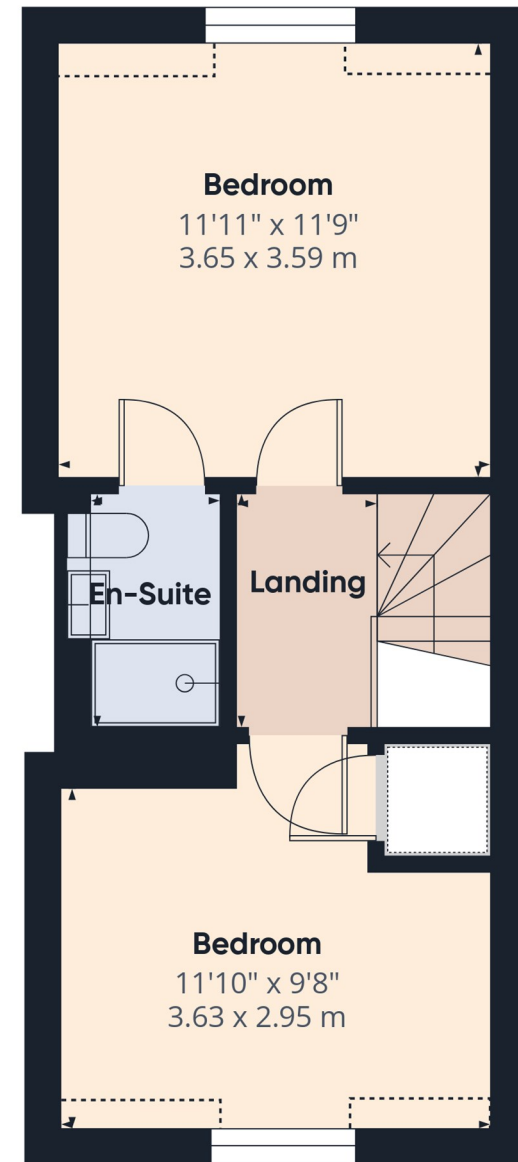




Floor 0



Floor 1



Floor 2





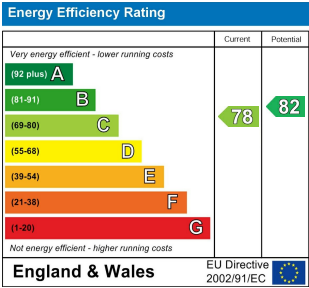


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30696108

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.

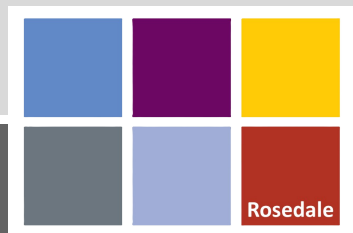
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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