

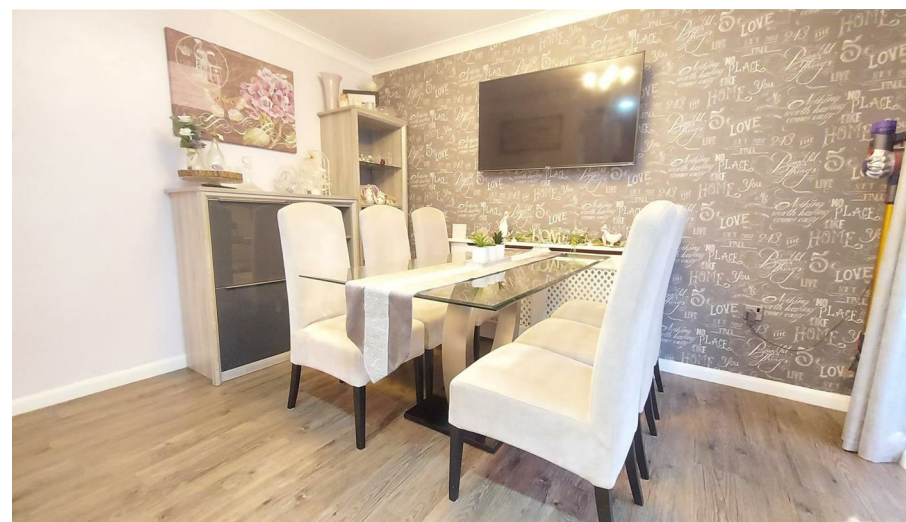
32 HAWTHORN ROAD, BOURNE, PE10 9SN



£325,000 OFFERS IN EXCESS OF

"Modernised Parker built family home"

- DETACHED PARKER BUILT FAMILY HOME
- THREE DOUBLE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- REFITTED KITCHEN/DINER
- SOUGHT AFTER LOCATION IN BOURNE
- SOLID ROOF CONSERVATORY
- SINGLE GARAGE
- AMPLE DRIVEWAY PARKING
- LOW MAINTENANCE REAR GARDEN
- EPC ENERGY RATING D - COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this well-presented detached property, located in a sought-after area of Bourne.

The property features a refitted kitchen/diner and a solid-roof conservatory, creating additional usable downstairs space, currently used as a family room. There is also a utility room, cloakroom, and a dual-aspect lounge.

Upstairs, there are three double bedrooms, an en-suite and a family bathroom.

Outside, to the front, there is a stone gravel driveway with parking for multiple vehicles, leading to a garage.



3 Bedrooms 2 Bathroom 1 Reception











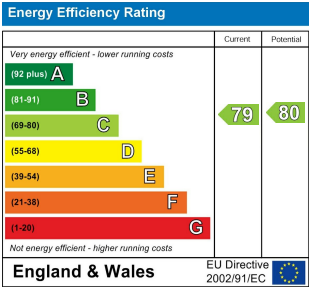


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 29298961

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.

