

Rosedale

44 NORTH ROAD, BOURNE, PE10 9BT



£400,000

"Extended character property"

- EXTENDED CHARACTER PROPERTY
- FOUR BEDROOMS AND ENSUITE
- GARDENS TO THE FRONT AND SIDE
- GENEROUS CORNER PLOT
- DRIVEWAY PARKING FOR A NUMBER OF VEHICLES
- EXTENSIVE KITCHEN/LIVING AREA
- WITHIN EASY ACCESS TO BOURNE CENTER
- VERY SOUGHT AFTER AREA
- TWO SPACIOUS RECEPTION ROOMS
- EPC ENERGY RATING C - COUNCIL TAX BAND C.



PROPERTY HIGHLIGHTS

Located on North Road in the charming town of Bourne, this splendid detached house offers a perfect blend of space and comfort for families seeking a new home. With four generously sized bedrooms, this property provides ample room for relaxation and privacy. The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze.

The heart of the home features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area or a cosy lounge.

One of the standout features of this property is the impressive parking capacity, accommodating up to six vehicles. This is a rare find in residential areas and adds significant value for those with multiple cars or visitors.

Set in a desirable location, this house is not only a comfortable living space but also a wonderful opportunity to become part of the Bourne community. With its spacious layout and practical amenities, this property is sure to appeal to families and individuals alike. Do not miss the chance to make this delightful house your new home.

4 Bedrooms 2 Bathroom 2 Reception








WC
UTILITY ROOM
KITCHEN/LIVING AREA
SITTING ROOM
ENTRANCE HALL
STORAGE
UP
LOUNGE
BEDROOM 3
BEDROOM 1
BEDROOM 4
ENSUITE
LANDING
AIRING CUPBOARD
BATHROOM
UP
STAIRS
CUPBOARD
BEDROOM 2
WARDROBE















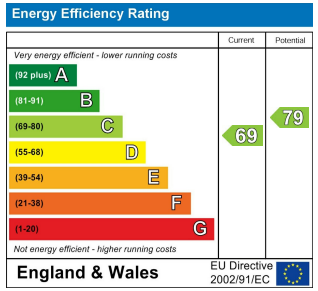


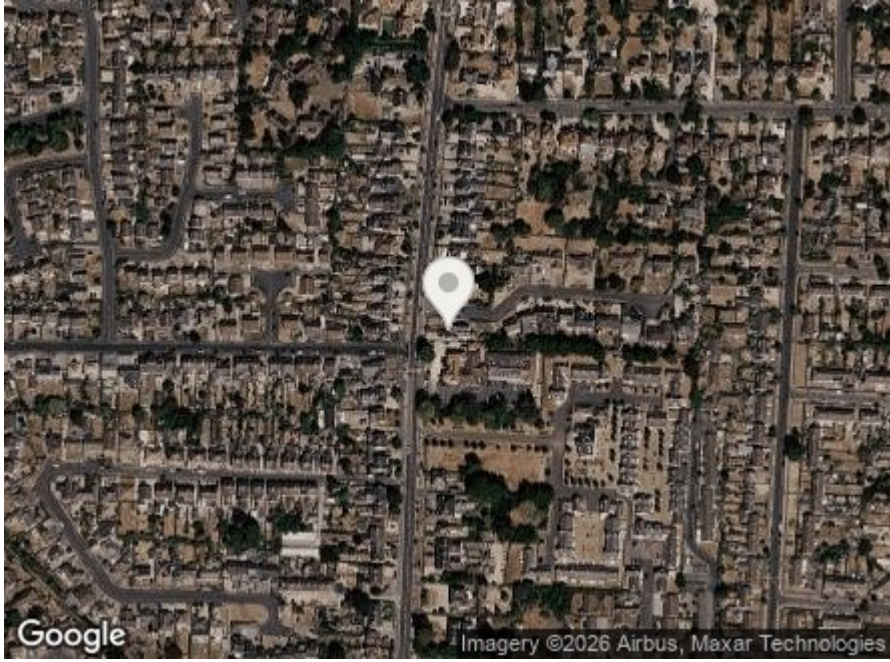
SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30115590

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.

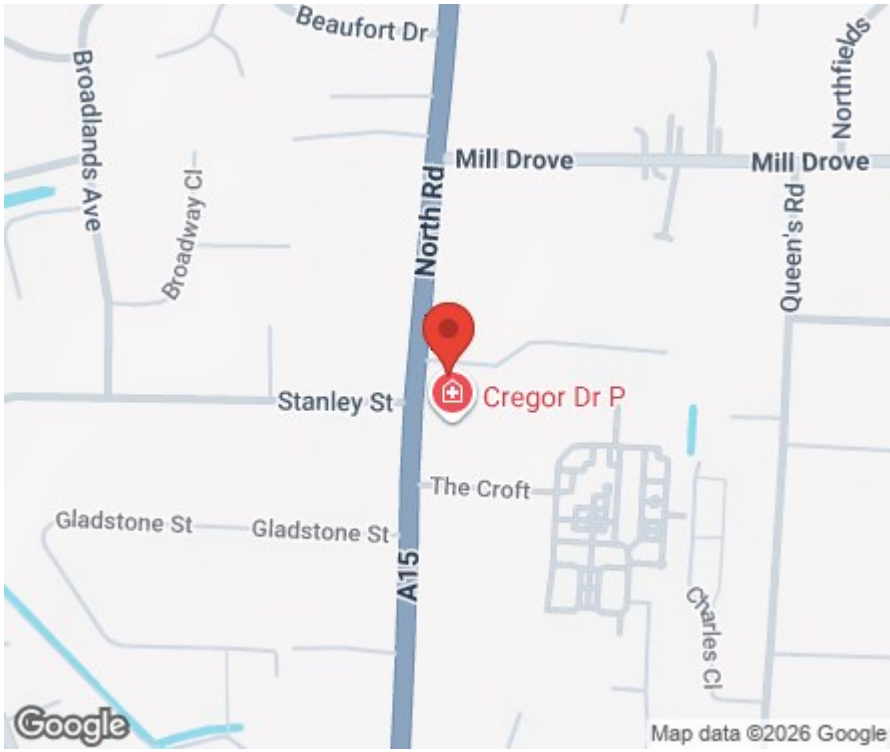
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.



Rosedale

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