Rosedale

12 ST PETERS ROAD, BOURNE, PE10 9NF

£295,000

"Modern detached bungalow within a central location"

- MODERN DETACHED BUNGALOW
- CENTRAL BOURNE LOCATION
- WITHIN WALKING DISTANCE OF SCHOOLS
- THREE BEDROOMS
- OPEN PLAN KITCHEN/LIVING/DINING AREA
- UNDERFLOOR HEATING
- PLENTY OF DRIVEWAY PARKING
- SINGLE GARAGE
- APPROX 5 YEARS OLD ONLY
- EPC ENERGY RATING B - COUNCIL TAX BAND C

PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer this exceptional and beautifully presented bungalow, ideally situated in a central location where everything is close at hand - "there's no car needed with this one."

Built in the early 2020s, this modern home benefits from the reassurance of the remaining guarantees and has been thoughtfully designed to create a light and airy feel throughout.

At the heart of the property is a superb open-plan kitchen/dining/living space overlooking the landscaped rear garden, creating a wonderful environment for both everyday living and entertaining.

The garden also features a raised ornamental pond, adding a peaceful focal point to the outdoor space.

The accommodation further comprises two double bedrooms, a single bedroom, and a well-proportioned bathroom whilst externally, the property benefits from driveway parking to the front leading to a garage/workshop.

Presented in move-in-ready condition with nothing to do, this fantastic home must be viewed to be fully appreciated.

3 Bedrooms 1 Bathroom 1 Reception

KITCHEN/LIVING/DINER AREA
BEDROOM 1
TORAGE
ENTRANCE HALL
STORAGE
CUPBOARD
BEDROOM 3
BATHROOM
BEDROOM 2
WORKSHOP/GARAGE

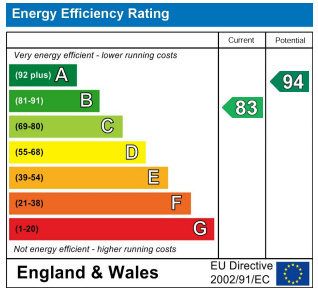
DAY ONE
LISA JEWELL
TEACHER
PENELOPE DOUGLAS
THE IMAGE OF YOU

SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30377549

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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