

39 SAXON WAY, BOURNE, PE10 9QY



£320,000

"Located within a very popular area of Bourne"

- DECEPTIVELY SPACIOUS DETACHED HOME
- VERY SOUGHT AFTER LOCATION IN BOURNE
- WEST FACING EXTENSIVE REAR GARDEN
- THREE BEDROOMS - TWO DOUBLE ROOMS
- LOUNGE AND SEPERATE DINING ROOM
- AMPLE DRIVEWAY PARKING
- SINGLE GARAGE
- CARPORT AND EV CHARGER
- EASY ACCESS TO LOCAL SCHOOLS AND AMENITIES
- EPC - C / COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to present to the market this sought-after detached home, ideally situated within easy access of local schools and amenities.

A standout feature of the property is the impressive west-facing rear garden, which backs onto open green space, offering a high degree of privacy and a pleasant outlook.

The accommodation comprises two reception rooms and a kitchen/breakfast room, providing flexible living space for family life. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from an in-and-out driveway, offering ample parking for multiple vehicles, along with a garage and carport.

The property also benefits from approved planning permission for a two-storey extension, presenting an excellent opportunity for further development.

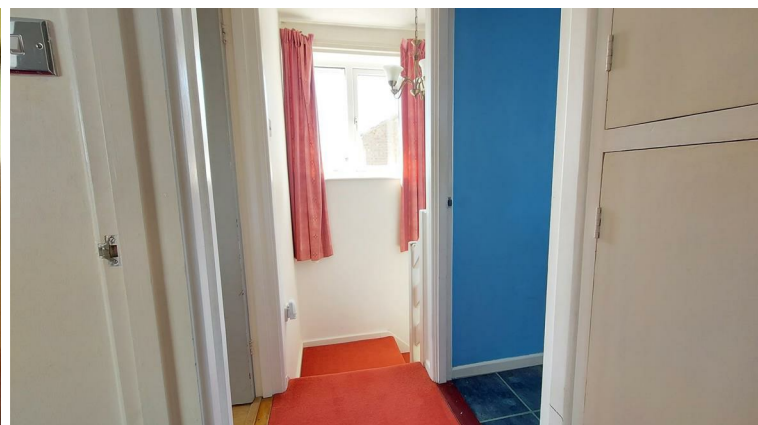
Agents Note:

There is approved planning permission double storey extension - Application number S25/0022.

🛏 3 Bedrooms 🚿 1 Bathroom 🪑 2 Reception





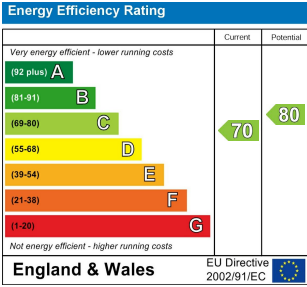


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 30288777

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.

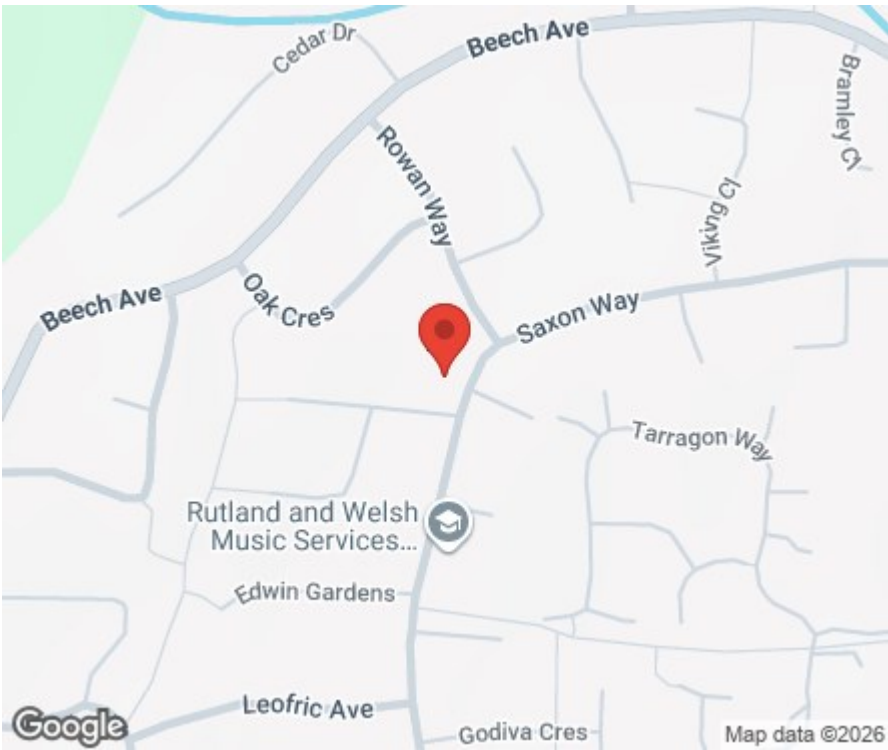
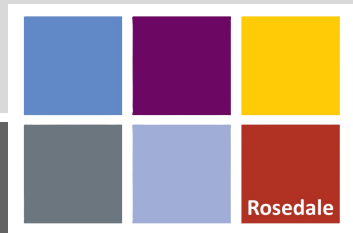
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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