



Silverstone Road, BOURNE
£260,000 **Freehold**

QUENTIN
MARKS



Key Features



- Detached Family Home
- Downstairs WC
- 3 Good Bedrooms
- Ensuite
- Lounge

This modern, Larkfleet built detached home is presented in immaculate condition throughout and is ideally situated for Bourne town centre and Bourne Grammar School.

The property offers well planned accommodation, beginning with a welcoming entrance and a convenient ground floor WC. The fitted breakfast kitchen features a range of integrated appliances and French doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining. To the front of the property, the generously sized lounge benefits from twin-aspect windows, allowing plenty of natural light.

Upstairs, the principal bedroom is a spacious double room with two sets of built-in wardrobes and access to a well-appointed ensuite shower





room with a large shower cubicle. Bedroom two is also a comfortable double. Bedroom three is currently used as a home office and is a small double, though it may also serve well as a large single bedroom or nursery. The family bathroom is attractively fitted and includes a shower attachment over the bath.

Externally, there is a single garage with an up-and-over door and off-road parking in front. The rear garden is designed for low maintenance, featuring a paved patio, gravelled area and decking - ideal for outdoor seating and entertaining. The garden is fully enclosed and includes gated access leading to the garage area.

Measurements:

Lounge: 5.69m x 3.04m

Kitchen: 5.68m x 2.80m

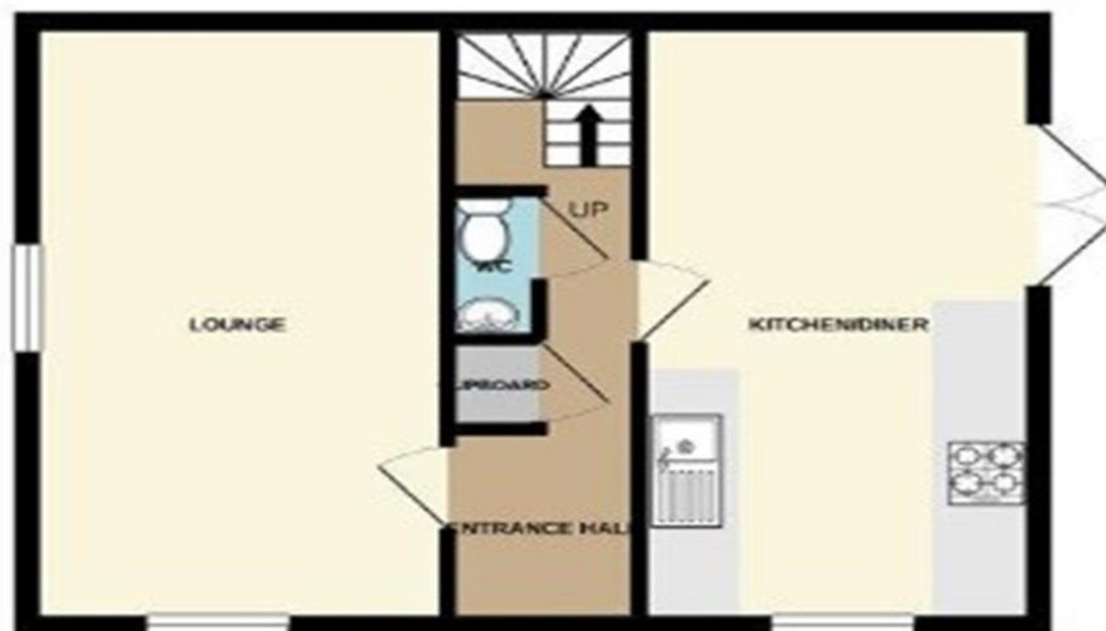
Bedroom 1: 3.69m x 3.08m

Bedroom 2: 3.15m x 2.81m

Bedroom 3: 2.82m x 2.43m

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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INFORMATION



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100594 - 0004

