

Rosedale

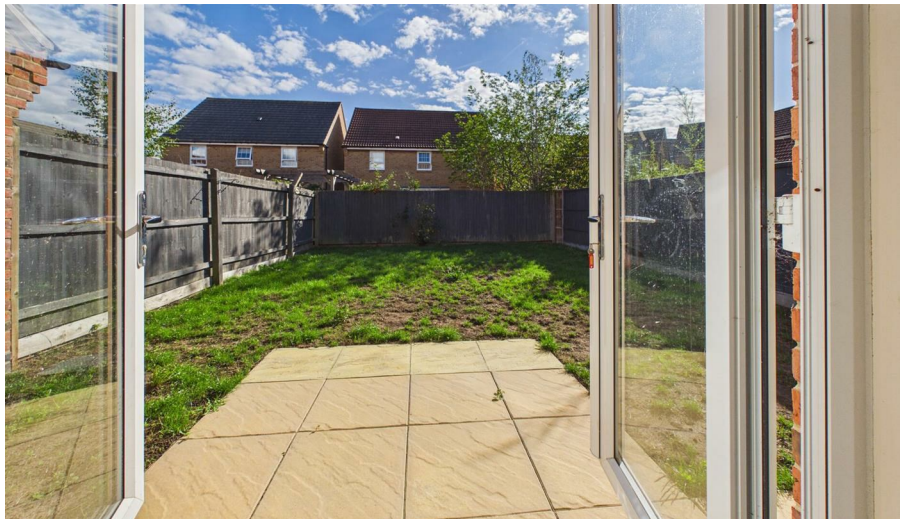
8 HUNTINGDON PLACE, BOURNE, PE10 0WQ



£280,000

"Superb four bedroom detached family home"

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- NO ONWARD CHAIN
- UTILITY & CLOAKROOM
- ENSUITE TO BEDROOM ONE
- SINGLE GARAGE
- DRIVEWAY PARKING
- QUIET CUL-DE-SAC LOCATION
- FULLY ENCLOSED REAR GARDEN
- EPC ENERGY RATING C - COUNCIL TAX BAND D



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to bring to the market this detached home ideally positioned at the end of a quiet cul-de-sac within Bourne's popular Elsea Park development.

The property features a spacious hallway leading to a bright, airy lounge with bay window along with a open-plan kitchen/diner boasting French doors that open onto the rear garden. Additional ground-floor benefits include a utility room, cloakroom, and ample storage throughout.

Upstairs, the dual-aspect principal bedroom enjoys an en-suite shower room, complemented by three further well-proportioned bedrooms and a family bathroom.

The fully enclosed rear garden offers a door providing direct access to the single garage, which is located to the side of the property and is equipped with power and lighting. To the front, a driveway provides off-road parking.

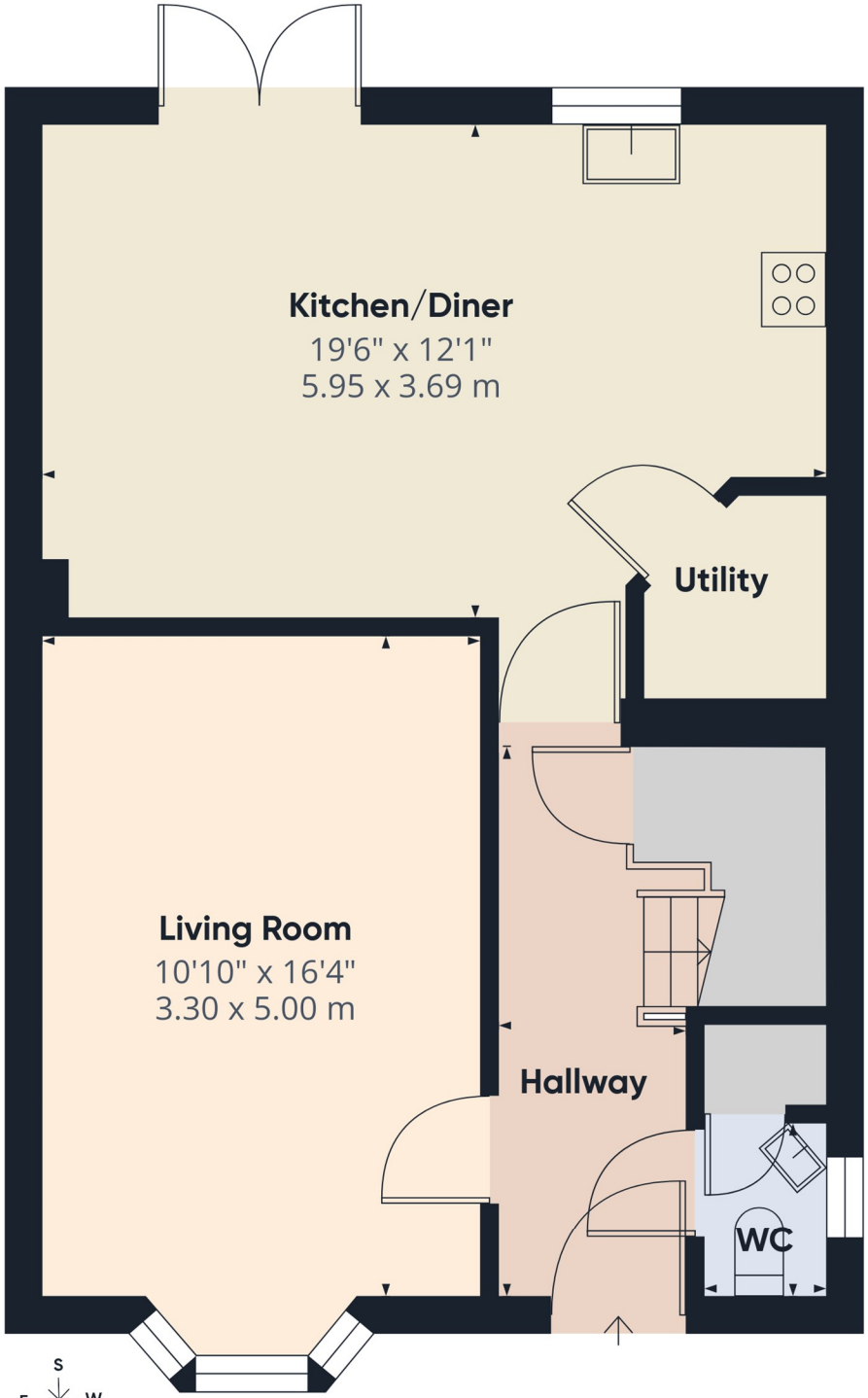
Agents Note:
As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

4 Bedrooms 2 Bathroom 1 Reception

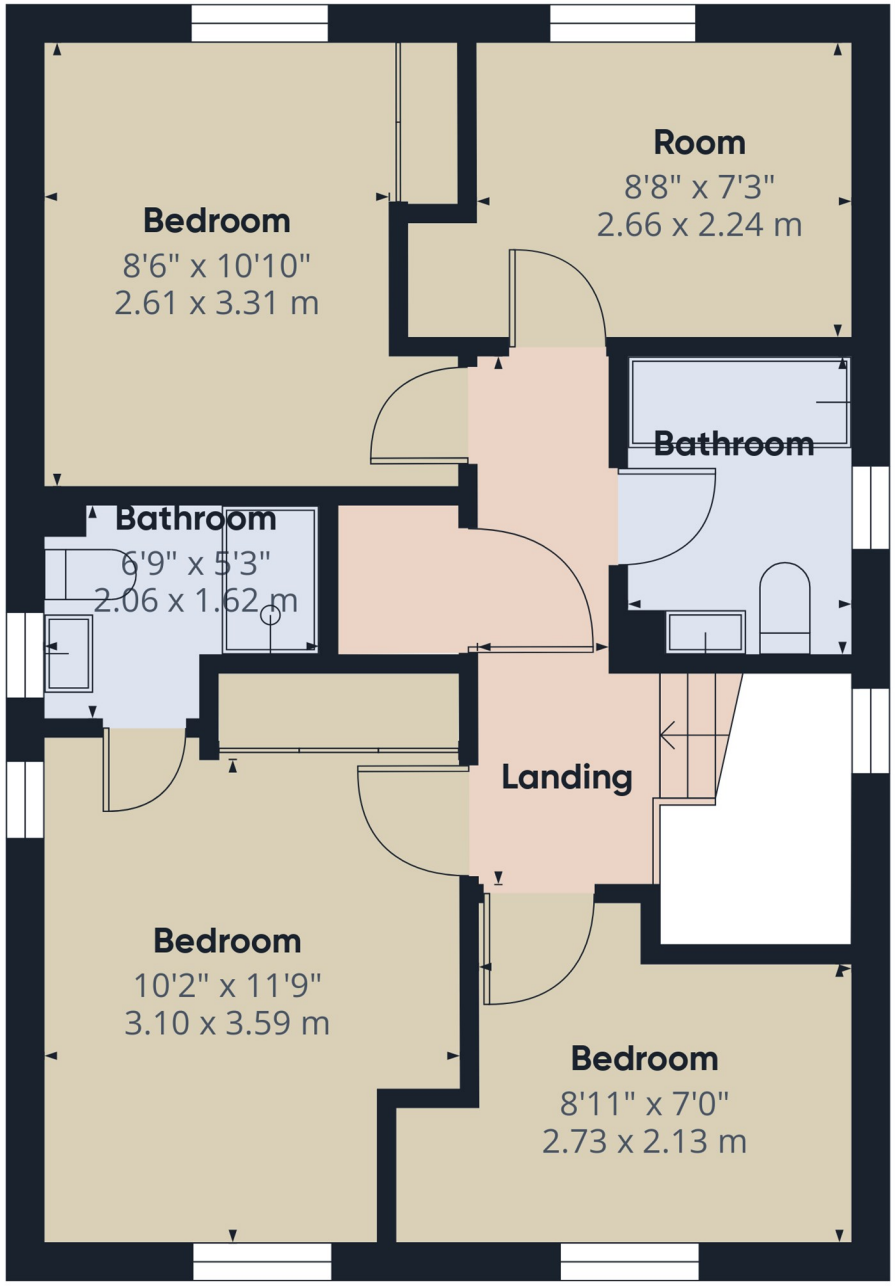








Floor 0



Floor 1

Approximate total area(1)

1069 ft²

99.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



















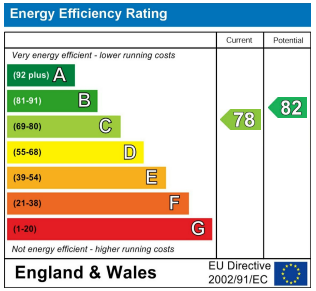


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29927505

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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