Rosedale

42A EASTGATE, BOURNE, PE10 9JY

£240,000 OFFERS IN EXCESS OF

"Superb detached home in a desirable location overlooking Bourne Eau"

- SPACIOUS DETACHED HOME
- THREE DOUBLE BEDROOMS
- FOUR PIECE BATHROOM
- BOURNE EAU VIEWS
- WALKING DISTANCE TO BOURNE GRAMMAR SCHOOL AND BOURNE ABBEY ACADEMY SCHOOL
- WALKING DISTANCE TO BOURNE TOWN CENTRE
- NO ONWARD CHAIN
- LOCATED IN ONE OF THE OLDEST PARTS OF BOURNE
- DECKED TERRACE OVERLOOKING THE RIVER
- EPC ENERGY RATING C - COUNCIL TAX BAND C

PROPERTY HIGHLIGHTS

Nestled in the charming area of Eastgate in Bourne, this delightful detached house is particularly appealing, offering a friendly community vibe while being conveniently close to local amenities and within walking distance to the town centre.

The house boasts a welcoming atmosphere, enhanced by its well-designed layout that maximises natural light throughout. The living areas are thoughtfully arranged, making it easy to entertain friends and family or simply enjoy quiet evenings at home with a large entrance hall, modern kitchen diner, lounge with access to the outdoor area and a convenient cloakroom.

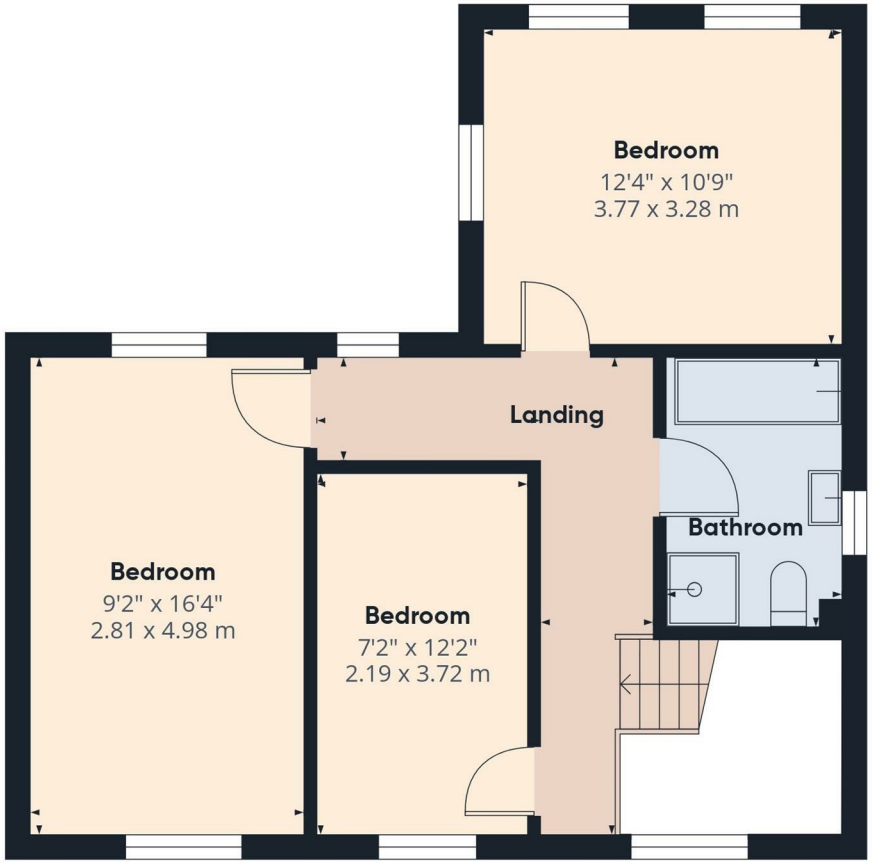
With a four piece bathroom and three spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The rear decking and terrace area is a generous outdoor space and is partially covered with a pergola-style roof, providing shade and a pleasant spot for outdoor seating. The space overlooks the Bourne Eau, and offers a unique opportunity to spot the variety of wildlife and birds, including Kingfishers, that come to visit. A truly tranquil and private setting perfect for relaxing or entertaining.

Offered with no onward chain, this property presents a wonderful opportunity for anyone looking to settle in a desirable area of Bourne. Don’t miss the chance to make this lovely house your new home.

3 Bedrooms 1 Bathroom 1 Reception

Floor 0



Floor 1

Approximate total area(1)

1532 ft²

142.4 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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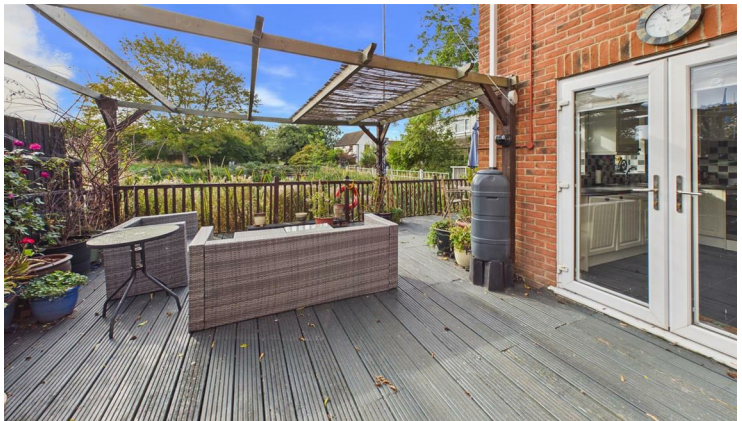
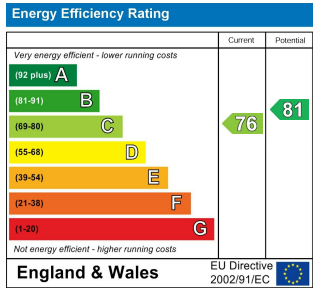


SERVICES & UTILITIES

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

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

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.

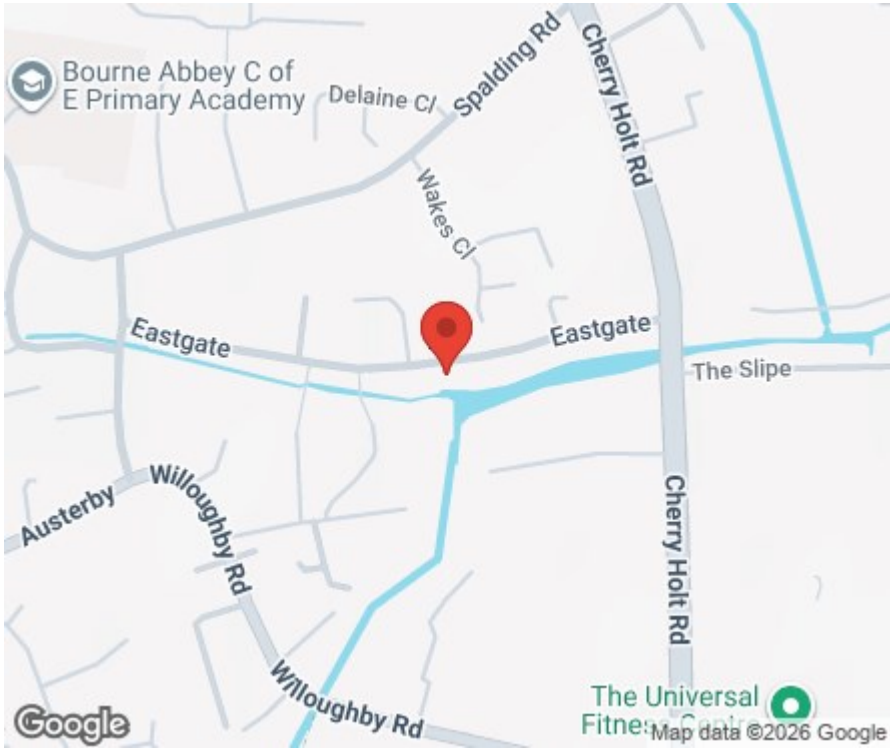
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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