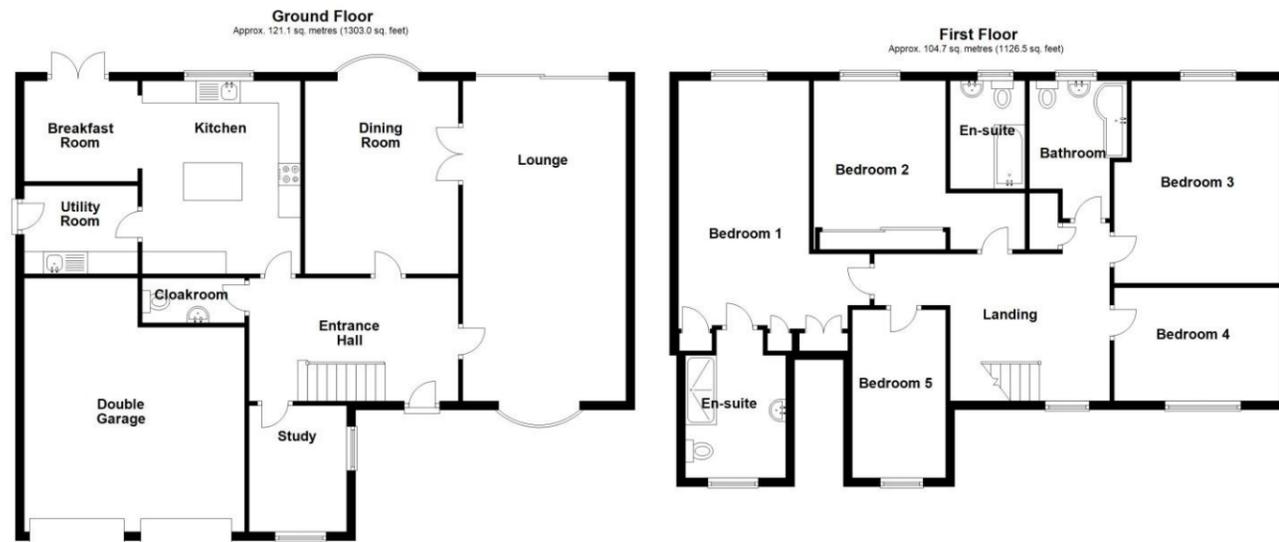


Linden Rise, Bourne

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 225.7 sq. metres (2429.4 sq. feet)



8 Linden Rise, Bourne, PE10 9TD

£525,000 Freehold

We are delighted to offer for sale this superbly presented five bedroom detached family home located in this highly sought after part of town just off Stephenson Way. The property offers fantastic family accommodation benefiting from; lounge, dining room and study, replacement kitchen/breakfast room with utility room and downstairs cloakroom. Upstairs the master bedroom benefits from a modern fitted en-suite, the spacious guest room also benefits from an en-suite plus there are three further bedrooms and a family bathroom. The property also benefits from gas central heating to radiators with a new boiler fitted in 2023 and upvc double glazed windows. Outside there is a large gravelled driveway providing ample off road parking and space for a caravan/motor home and access to a double garage and to the rear a generous established garden making this home a must view. Please call 01778 392807 for more information.

Five Bedroom Detached House | Double Garage | Two Bedrooms With En Suite | Kitchen & Utility Room | Good Sized Rear Garden | EPC Rating - B

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ACCOMMODATION

Entrance Hall - With radiator, coved ceiling, stairs leading to first floor, power points, telephone point, understairs recess and door to.

Downstairs Cloakroom - With low level wc, wash hand basin, radiator and extractor fan.

Lounge - 21ft 9ins x 11ft 11ins with attractive feature fireplace with multi fuel burning stove, double glazed window to the front aspect, double glazed patio door to rear garden, two radiators, coved ceiling, power points, television point and double opening doors to

Dining Room - 13ft 9ins x 11ft 4ins with double glazed window to the rear aspect, radiator, power points and coved ceiling.

Study - 10ft 3ins x 7ft 1ins with window to front aspect, radiator, coved ceiling, power points

Kitchen - 14ft 8ins x 11ft 9ins With superbly newly fitted units with a range of wall and base units comprising one and a half bowl sink unit with cupboard below, excellent range of wall and base units incorporating centre island with drawers and cupboard, gas range cooker extractor over, space and plumbing for dishwasher, space for fridge, part tiled walls, LVT flooring, coved ceiling, power points, double glazed window to rear aspect, square archway leading to.

Breakfast Room - 8ft 10ins x 6ft 9ins with LVT flooring, radiator, coved ceiling, double glazed French doors to rear garden



Utility Room - 8ft 7ins x 7ft 2ins With single drainer sink unit with cupboard below, range of wall units and fitted work surface with space and plumbing for washing machine, space for tumble drier under, space for fridge freezer, part tiled walls, LVT flooring, double glazed window and door to side.

First Floor Landing - With double glazed window to front aspect, coved ceiling, radiator, power points, large built in airing cupboard housing hot water tank and shelving, door leading to

Master Bedroom - 19'7" (5.97) x 16'1" (4.9) (narrowing to 7'8" (2.34)) With extensive range of fitted wardrobes with hanging space and shelving, double glazed window to the rear and side aspects, coved ceiling, power points, radiator and door leading to

En-Suite Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Two - 12'5" (3.78) x 15'8" (4.78) (narrowing to 11'6" (3.5)) With extensive range of fitted wardrobes with hanging space and shelving, coved ceiling, radiator, power points, double glazed window to rear aspect and door leading to

En-Suite - With modern fitted suite comprising walk in shower, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Three - 14ft 2ins x 12ft With window to the rear, radiator and power points.

Bedroom Four - 12ft x 7ft 10ins With window overlooking the front, radiator and power points.

Bedroom Five - 13ft 1ins x 6ft 6ins With window overlooking the front, radiator and power points.

Family Bathroom - Having a fitted suite comprising panel bath with wall mounted shower, low level WC, wash hand basin, fully tiled walls, radiator, coved ceiling, double glazed frosted window.

Outside - To the front there is a large gravel driveway providing ample parking, leading to the DOUBLE GARAGE with two up and over doors, power and light. The rear garden, measuring 64ft x 43ft with paved patio leading onto well tended laid to lawn garden with attractive flower and shrub borders, fencing to all sides and side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

F