

16 BROADLANDS AVENUE, BOURNE, PE10 9BG



£350,000 OFFERS IN EXCESS OF

"Extended detached family home"

- EXTENDED DETACHED FAMILY HOME
- MODERNISED AND IMPROVED THROUGHOUT
- SOUGHT AFTER LOCATION WITHIN BOURNE
- PLENTY OF DRIVEWAY PARKING
- FIVE BEDROOMS SHOWER ROOM AND BATHROOM
- CONVERTED GARAGE TO OFFICE SPACE
- MATURE REAR GARDEN
- REFITTED KITCHEN
- SPACIOUS LOUNGE AND BAY WINDOW
- EPC ENERGY RATING C - COUNCIL TAX BAND D



PROPERTY HIGHLIGHTS

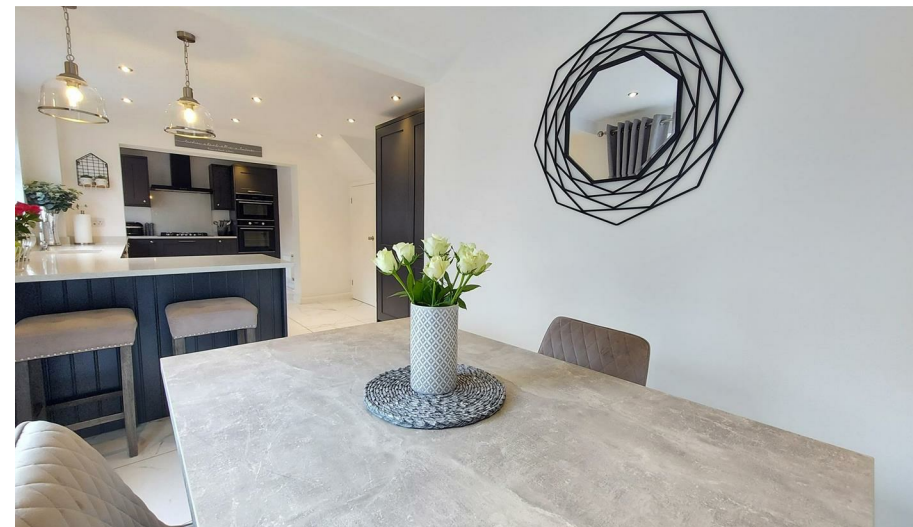
Located on Broadland Avenue in the town of Bourne, this extended detached family home is a true gem, offering modern living in a highly sought-after area. Rosedale Property Agents are thrilled to present this beautifully modernised property, which boasts an impressive two-storey extension, enhancing both space and functionality.

As you approach the home, you will be greeted by an abundance of parking, accommodating up to six vehicles, a rare find in residential properties. Upon entering, the light and airy atmosphere immediately captivates, thanks to the contemporary decor and stylish flooring throughout. The spacious lounge features a large square bay window, allowing natural light to flood the room, creating a warm and inviting space for relaxation.

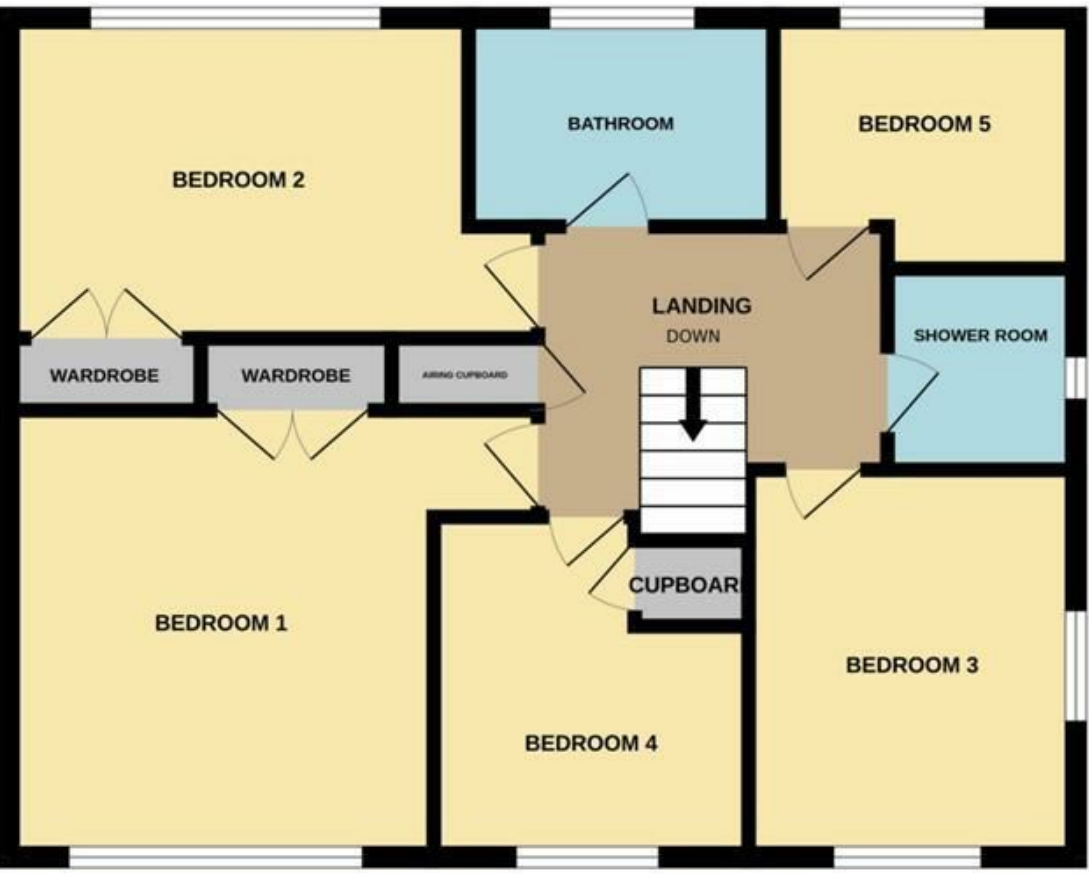
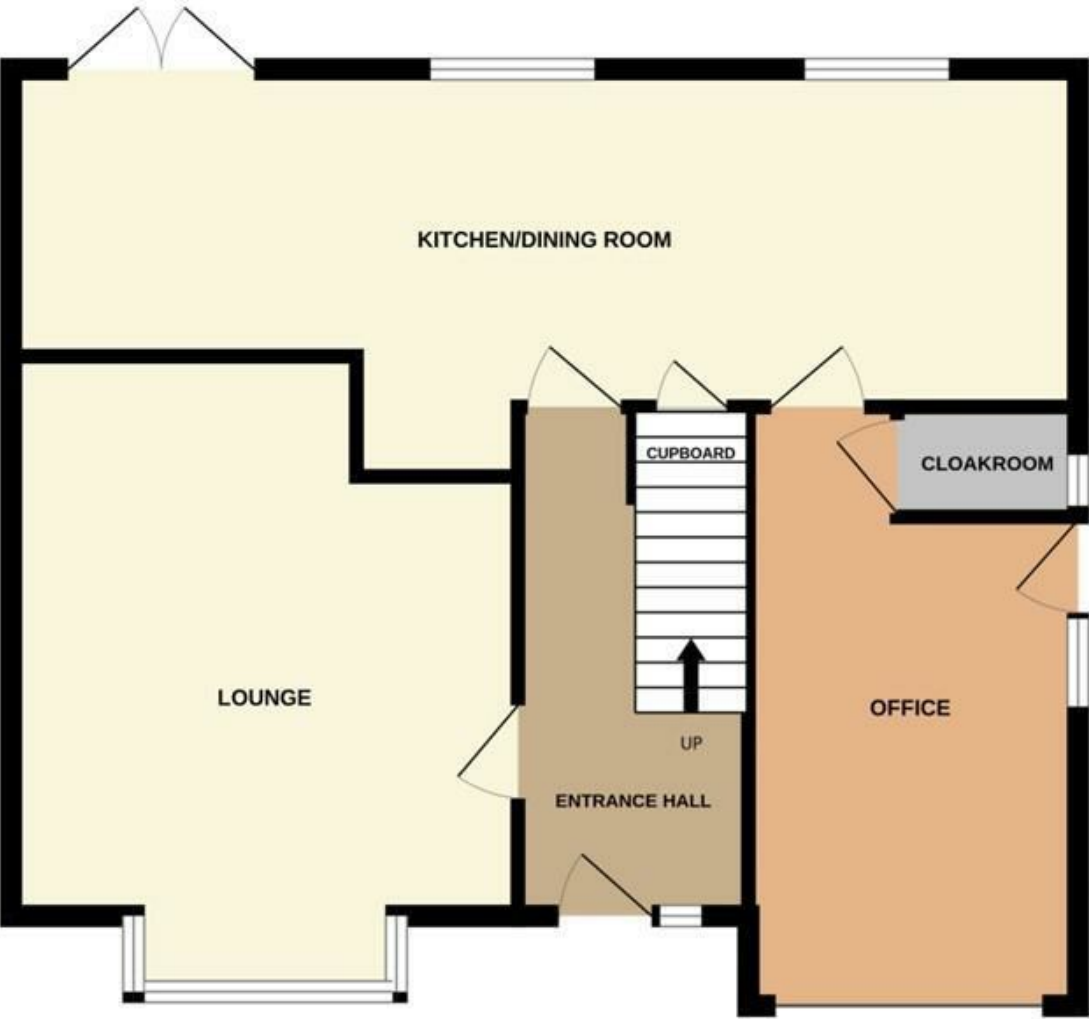
At the heart of the home lies a stunning refitted kitchen and living area that spans the entire rear of the property. This impressive space overlooks the private garden, making it perfect for family gatherings and entertaining guests. Additionally, the ground floor includes a convenient cloakroom and a versatile converted garage, which can serve as an office or additional living space.

Venturing upstairs, you will find five well-proportioned bedrooms, providing ample accommodation for a growing family. The first floor also features a modern shower room and a separate bathroom, ensuring that everyone's needs are met.

The fully enclosed rear garden offers a private retreat, ideal for outdoor activities or simply enjoying the fresh air. With its extensive parking and modern amenities, this property is sure to attract considerable interest. To truly appreciate the charm and functionality of this family home, we highly recommend scheduling a viewing.



🛏 5 Bedrooms 🚿 2 Bathroom 🪑 2 Reception





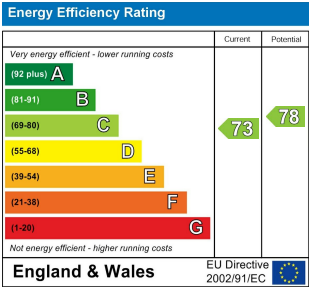


SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 28609538

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.

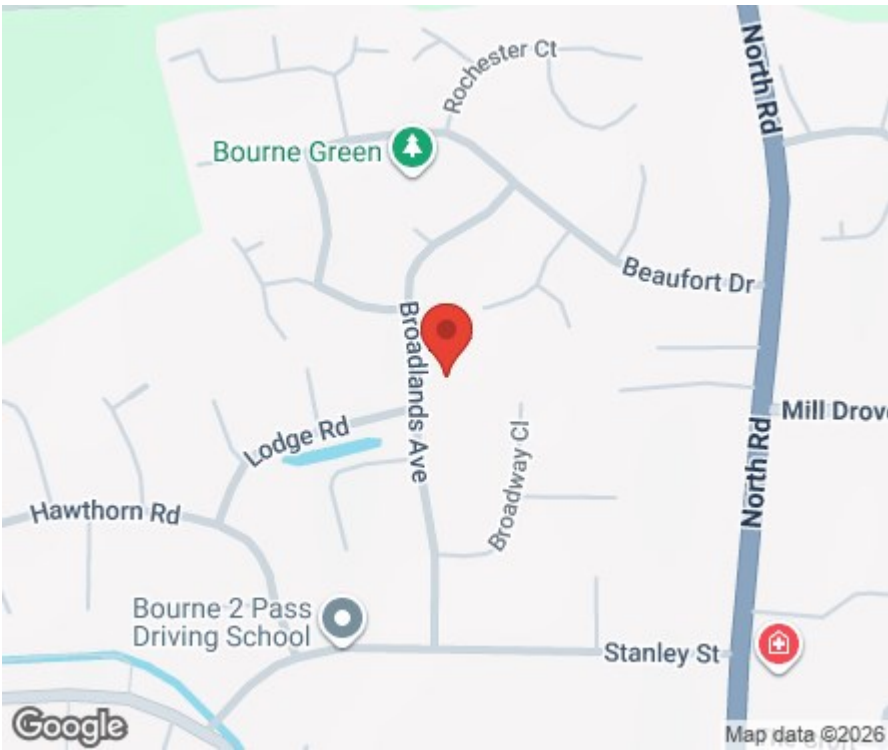
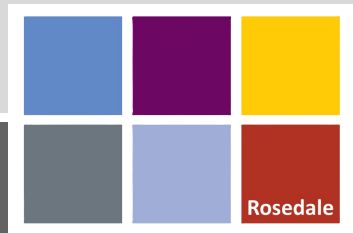
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.



rosedalepropertyagents.com