

7 WATERSIDE CLOSE, BOURNE, PE10 9BW



£350,000 OFFERS IN EXCESS OF

"Extended five bedroom detached home in established cul-de-sac"

- EXTENDED DETACHED HOME
- FIVE BEDROOMS
- OVERSIZED GARAGE
- CLOAKROOM, ENSUITE & UTILITY ROOM
- CORNER PLOT
- CUL DE SAC LOCATION
- IDEAL FAMILY HOME
- CLOSE TO BOURNE WOODS AND SCHOOLS
- SPACIOUS LOUNGE AND FAMILY ROOM
- EPC RATING - C / COUNCIL TAX BAND - C



PROPERTY HIGHLIGHTS

Welcome to this extended five-bedroom detached home located in the charming cul-de-sac of Waterside Close, Bourne. This well-established property is set on a generous corner plot, providing both space and flexibility for family living.

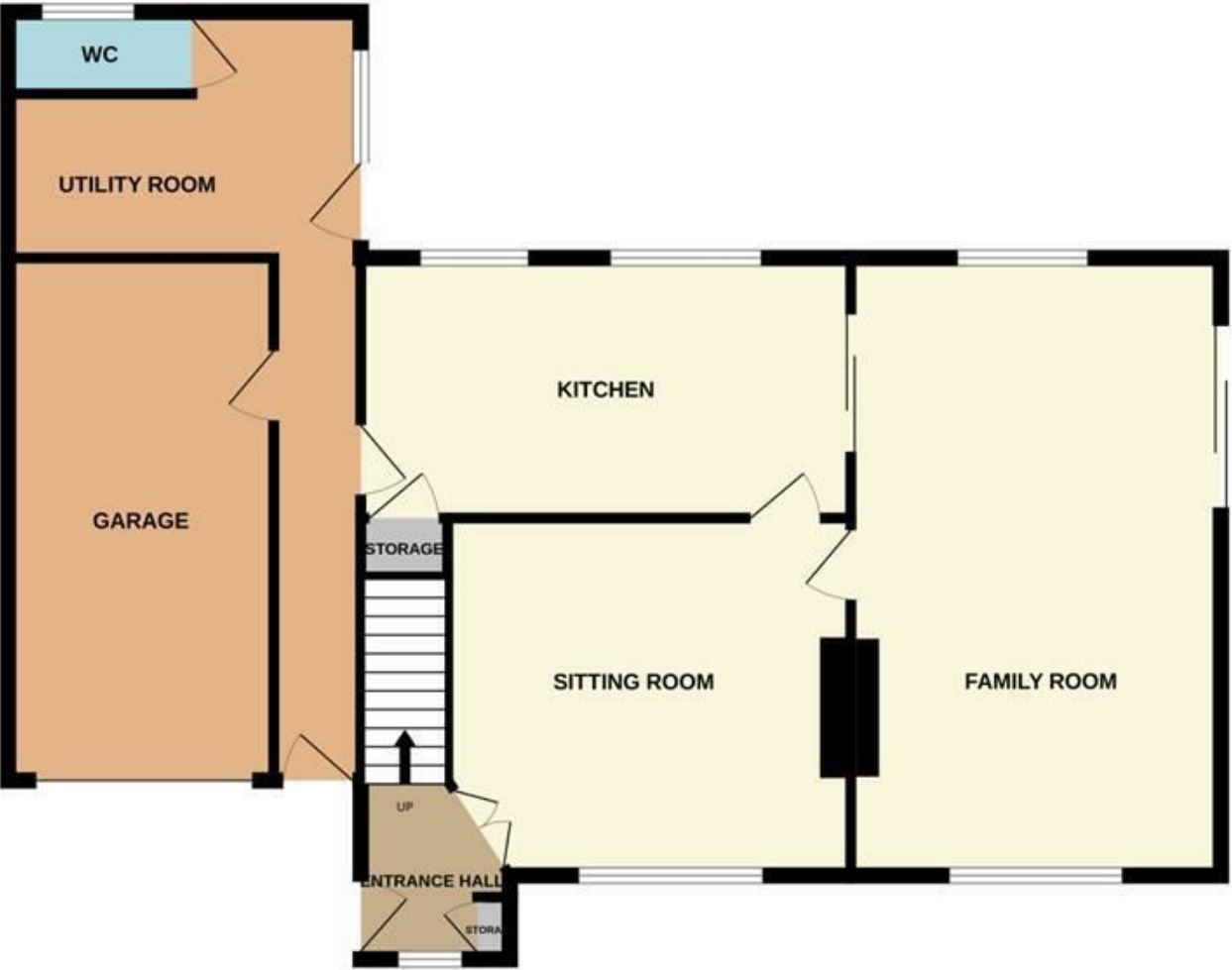
Upon entering, you will find a welcoming layout that includes a cosy lounge, perfect for relaxation, alongside a large family room that offers plenty of room for gatherings. The well-proportioned kitchen/breakfast room is ideal for family meals and entertaining guests. Upstairs, the five bedrooms provide comfortable accommodation for a growing family, with the Master bedroom featuring its own ensuite for added convenience.

This home also includes a utility room and a cloakroom, enhancing its practicality for everyday living. The sizeable outdoor space presents an excellent opportunity for gardening or further landscaping, with potential for extension, subject to planning permission.

Situated in a desirable location, this property is conveniently close to local amenities, the beautiful Bourne woods, and excellent schools, making it an ideal choice for families. This is a fantastic opportunity to acquire a spacious and versatile home in a sought-after area. Don't miss your chance to make this wonderful property your own.

🛏 5 Bedrooms 🚿 0 Bathroom 🪑 0 Reception







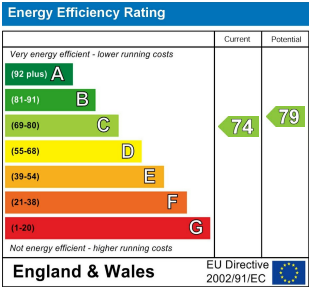


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30192350

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.

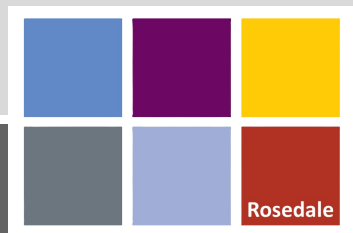
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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