



26 Buttercup Drive, BOURNE, Lincolnshire PE10 0PZ

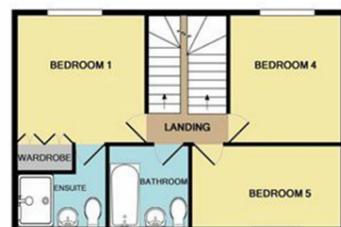
£307,000



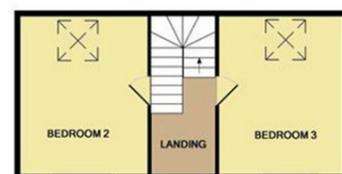
\*\*\*BEAUTIFULLY PRESENTED FIVE BEDROOM FAMILY HOME ON A GOOD SIZE PLOT\*\*\* "Located on a private cul de sac location this deceptively spacious three storey home offers refitted kitchen/diner, lounge, two conservatory's, downstairs cloakroom, refitted ensuite to master bedroom and refitted family bathroom. Outside is a driveway leading to a single garage and enclosed rear garden. EPC Rating C."



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Door to:

**ENTRANCE HALLWAY**

Stairs to first floor landing, understairs cupboard, telephone point, tiled floor.

**DOWNSTAIRS CLOAKROOM**

Fitted two piece suite comprising low-level WC and wash hand basin, radiator, extractor fan.

**LOUNGE**

17' 10" x 10' 10" (5.44m x 3.30m) (approx.) UPVC double glazed window to front, feature living flame effect gas fire, TV point, double glazed French doors to:

**CONSERVATORY**

9' x 8' 1" (2.74m x 2.46m) (approx.) Edwardian style, UPVC double glazed units, tiled floor, French doors to side.

**KITCHEN/ DINER**

17' 10" x 9' 8" (5.44m x 2.95m) (approx.) refitted with a range of wall mounted, base and drawer units, fitted work surfaces, sink and drainer unit with mixer tap, tiled splashback, fitted double electric oven and four ring electric hob, extractor fan, dishwasher and fridge freezer, space and plumbing for washing machine, tiled floor, recess lights, UPVC double glazed window to front, tiled floor, double glazed French doors to:

**CONSERVATORY**

9' x 8' 1" (2.74m x 2.46m) (approx.) Edwardian style, UPVC double glazed units, tiled floor, French doors to side.

**STAIRS TO FIRST FLOOR LANDING**

Stairs to second floor landing.

**BEDROOM ONE**

10' 11" x 10' 9" (3.33m x 3.28m) (approx.) UPVC double glazed window to rear, radiator, built-in wardrobes, telephone point.

**ENSUITE**

Refitted three piece suite comprising low-level WC, wash hand basin and shower cubicle, radiator, shaver point, UPVC double glazed window to front, tiled floor.

**BEDROOM FOUR**

10' 9" x 9' 10" (3.28m x 3.00m) (approx.) UPVC double glazed window to rear, radiator.

**BEDROOM FIVE**

12' x 6' 8" (3.66m x 2.03m) (approx.) UPVC double glazed window to front, radiator, airing cupboard.

**BATHROOM**

Refitted three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over, extensive tiling, extractor fan, UPVC double glazed window to front, radiator, recess lights.

**STAIRS TO SECOND FLOOR LANDING**

Radiator, UPVC double glazed window to rear.

**BEDROOM TWO**

13' 5" x 11' 1" (4.09m x 3.38m) (approx.) UPVC double glazed windows to front and rear, radiator, loft access.

**BEDROOM THREE**

13' 5" x 9' 10" (4.09m x 3.00m) (approx.) UPVC double glazed windows to front and rear, radiator, telephone point, cupboard housing a combination boiler which was fitted in May 2020.

**OUTSIDE**

To the front the garden is laid to lawn with flower and shrub borders. The enclosed rear garden is mainly laid to lawn with flower and shrub borders. Driveway providing off-road parking leading to a single garage.

**SINGLE GARAGE**

With up and over door.

**AGENT NOTE**

Please be advised that this road is subject to an annual service charge. Please contact a member of the sales team for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(56 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
	69	79
England, Wales & N.Ireland	EU Directive 2002/91/EC	