

4 Ayr View

Bourne PE10 0ZS

£290,000



*Detached Family Home*

*Large Lounge*

*Utility Room*

*4 Good Bedrooms*

*Separate Dining Room*

*Downstairs WC*

*Ensuite to Master*

*Breakfast Kitchen*

*Garage*







## GENERAL DESCRIPTION:

This detached family home occupies a pleasant position within the development, with a grassed area to the front and pathway which will lead into Bourne town centre. The property has the benefit of 4 good sized bedrooms and an ensuite to the master.

The house has a large lounge and separate dining room and a kitchen of sufficient size for a breakfast table.

A useful utility room and a downstairs WC complete the accommodation.

There is a good garden and a garage with electric door.

NO CHAIN.

4 Ayr View

Bourne

PE10 0ZS





**ENTRANCE HALL** With composite entrance door, radiator, stairs to first floor, large built in coat cupboard.

**CLOAKROOM** Comprising low level WC, pedestal wash hand basin, extractor, radiator.

**LOUNGE** 20' 8" x 11' 10" (6.3m x 3.6m) Max With uPVC double glazed window to the front, TV point, pair of uPVC double glazed French doors to the rear garden, 2 radiators, wall mounted electric fire.

**DINING ROOM** 10' 6" x 8' 10" (3.2m x 2.7m) Max With radiator, uPVC double glazed window to the front.

**KITCHEN/BREAKFAST ROOM** 16' 9" x 8' 10" (5.1m x 2.7m) Max With 1½ bowl single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers with worktops and wall cupboards above, integrated dishwasher, tall unit housing electric double oven, integrated fridge freezer, gas hob with extractor above, uPVC double glazed windows to the rear and side, radiator, TV point.

**UTILITY ROOM** 6' 7" x 6' 3" (2.0m x 1.9m) Max With single drainer stainless steel sink unit, cupboard under, worktop, plumbing for washing machine, space for tumble dryer, gas central heating boiler, composite and double glazed door to the garden, walk in airing cupboard housing hot water cylinder.

**LANDING** With uPVC double glazed window to the rear, radiator, large built in double store cupboard.

**BEDROOM 1** 12' 2" x 9' 10" (3.7m x 3m) Max With radiator, uPVC double glazed window to the front, built in wardrobe with hanging rail and shelving.

**EN-SUITE** With low level WC, pedestal wash hand basin, large shower cubicle with independent shower over, shaver point, heated towel rail, uPVC double glazed window to the side, extractor.

**BEDROOM 2** 11' 6" x 8' 10" (3.5m x 2.7m) Max With radiator, uPVC double glazed window to the front.

**BEDROOM 3** 8' 10" x 8' 10" (2.7m x 2.7m) Max With radiator, uPVC double glazed window to the rear.

**BEDROOM 4** 12' 2" x 6' 7" (3.7m x 2.0m) Max With radiator, uPVC double glazed window to the rear.

**BATHROOM** With low level WC, pedestal wash hand basin, panelled bath with shower attachment to taps, heated towel rail, uPVC double glazed window to the rear.

## **OUTSIDE**

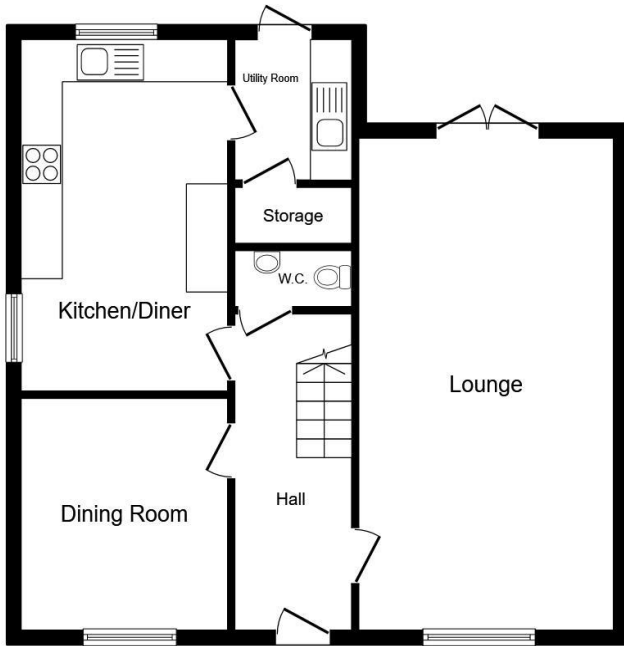
**FRONT GARDEN** A pathway from the road leads to the front door.

**REAR GARDEN** With extensive paved patio, pedestrian gated side access, lawn, fully enclosed, personal door to:-

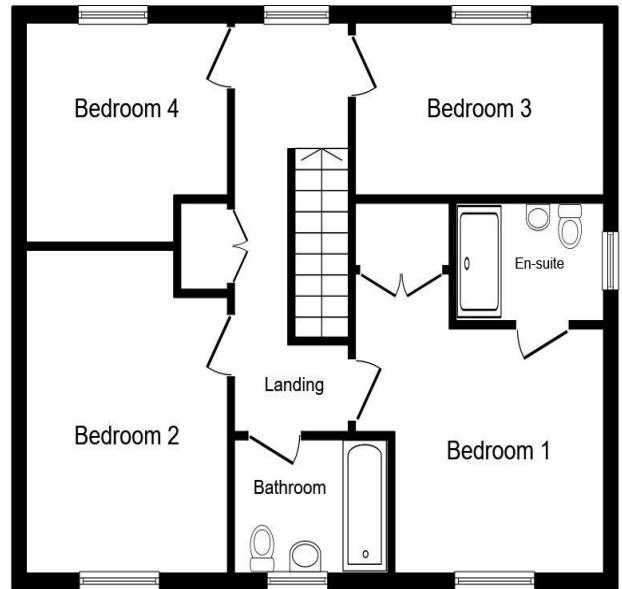
**GARAGE** 17' 5" x 8' 10" (5.3m x 2.7m) Max With electric up and over door, light and power.

Quentin Marks is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

For activities relating to regulated mortgages and non-investment insurance contracts, Sharman Quinney Holdings Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**General Information:** Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band D