

**28 Badger Lane
Bourne
PE10 0FT**

Offers in Excess of £235,000



Modern Town House

Breakfast Kitchen

Beautiful Rear Garden

3/4 Double Bedrooms

Good Sized Lounge

Popular Location

Ensuite To Master

Garage and Parking

Viewing Recommended.



GENERAL DESCRIPTION:

This is a spacious modern town house which has the benefit of 3 double bedrooms with an ensuite to the master. Being extremely versatile, there is a room on the ground floor which could be either a 4th bedroom, home office or playroom.

The house has a beautiful south west facing rear garden which has been landscaped, and which has a good degree of privacy, and rear pedestrian access leads to the garage at the rear where there is also a parking space. Ideal as either a buy to let investment or first time buy, viewing is recommended.

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ENTRANCE HALL

With entrance door, radiator, stairs to first floor with understairs cupboard.

CLOAKROOM

With low level WC, pedestal wash hand basin, radiator, extractor, ½ tiled walls.

KITCHEN 15' 1" x 11' 2" (4.6m x 3.4m) Max

With 1½ bowl stainless steel sink unit, range of base units incorporating cupboards and drawers with worktops and eye level cupboards, plumbing for washing machine, space for a range cooker with extractor hood above, ceramic tiled floor, uPVC double glazed window to the rear, gas fired central heating boiler, integrated fridge freezer, door to garden.

DINING ROOM/BEDROOM 4 10' 10" x 8' 10" (3.3m x 2.7m) Max With radiator, uPVC double glazed window to the front.

LANDING

With radiator, uPVC double glazed window to the front, stairs to second floor.

LOUNGE 15' 1" x 13' 1" (4.6m x 4.0m) Max

With 2 radiators, 2 x uPVC double glazed windows to the rear, TV point.

BEDROOM 3 10' 6" x 8' 10" (3.2m x 2.7m) Max

With radiator, uPVC double glazed window to the front, built in wardrobe.

SECOND FLOOR LANDING

With radiator, Access to loft space.

BEDROOM 1 13' 1" x 9' 2" (4.0m x 2.8m) Max

With radiator, uPVC double glazed window to the rear, built in wardrobe.

ENSUITE

With low level WC, pedestal wash hand basin, shower cubicle, shaver point, Velux double glazed window to the rear, radiator, extractor.

BEDROOM 2 15' 1" x 10' 2" (4.6m x 3.1m) Max

With radiator, built in wardrobe, uPVC double glazed window to the front.

BATHROOM

With low level WC, pedestal wash hand basin, panelled bath, radiator, extractor, shaver point ½ tiled walls.

OUTSIDE

FRONT GARDEN

This is set behind metal railings and is set to chippings.

REAR GARDEN

This is a lovely feature and with extensive Indian Stone paved patio, raised planter, gated access to further garden area with artificial lawn, fully enclosed and with outside power and mains water tap.

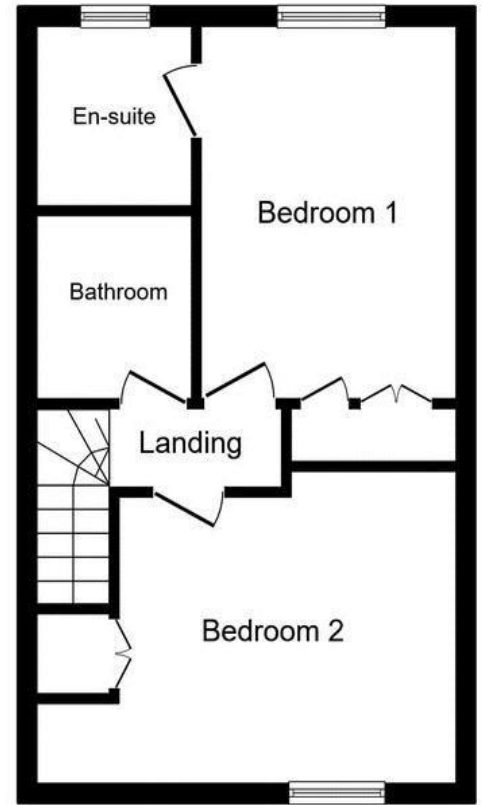
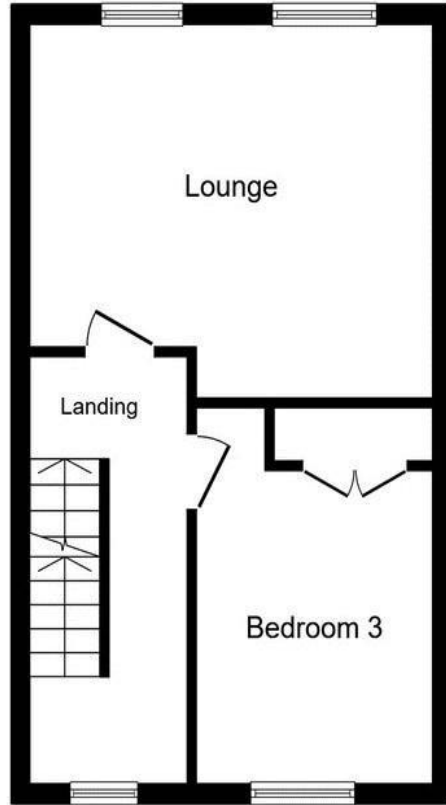
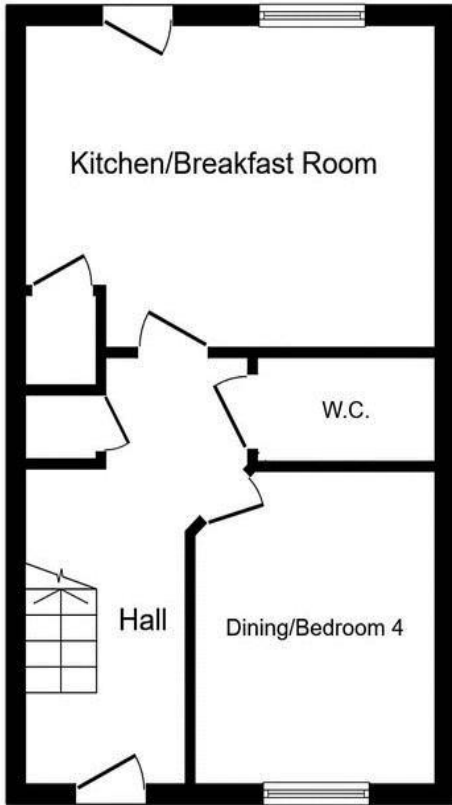
The rear garden is south west facing and enjoys a good degree of privacy.

GARAGE

Set beneath an adjacent coach house, with additional parking space in front.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 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 C