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24 Poplar Crescent, Bourne, Lincolnshire PE10 9SA

£387,500 - Freehold

Property Summary

This property is immaculately presented throughout and offers spacious accommodation coupled with a lovely size plot. Viewing is highly recommended at the earliest opportunity to appreciate everything that this property has to offer.

Features

- Detached Family House
- Lounge/Diner
- Kitchen, Utility Room
- Cloakroom
- Four Double Bedrooms
- Family Bathroom
- Large Rear Garden
- Immaculately Presented Throughout
- Viewing Highly Recommended



Room Descriptions

Ground Floor

Accommodation

uPVC wood effect part glazed door to Entrance Porch: Second timber door to Entrance Hallway: Radiator, stairs to first floor landing, wall mounted thermostatic heating control, under stairs storage cupboard.

Lounge/Diner

12' 7" max/8'10min x 23' 1" (3.84m x 7.04m) Electric stone effect fire with cream surround back plate and hearth, TV point, telephone point, radiator, open through to Dining Area: Second radiator, sliding patio doors to Conservatory.

Conservatory

12' 3" x 10' 9" (3.73m x 3.28m) Constructed dwarf walls with uPVC units over, warm pitched roof with inset spot lights, laminate flooring, French doors to outside.

Kitchen

9' 9" x 11' 5" (2.97m x 3.48m) Fitted white fronted wall mounted and floor standing cupboards including deep pan drawers, complimentary fitted worktops, inset polycarbonate sink and drainer with mixer taps, four ring gas hob with extractor fan over, eye level double electric oven and grill, integral fridge, radiator, vinyl flooring, inset ceiling spot lights.

Utility Room

7' 9" x 9' 10" (2.36m x 3.00m) Wall mounted and floor standing cupboards, fitted worktop with space and plumbing under worktop for automatic washing machine and dishwasher, space for larder style fridge/freezer, wall mounted gas central heating boiler, built in larder style cupboard, part glazed uPVC door to outside.

Cloakroom

Low level WC with concealed flush, wall mounted wash hand basin, vinyl flooring.

First Floor

Landing

Access to roof storage space which is boarded and benefits from a light and power socket, vertical radiator.

Bedroom 1

11' 9" x 11' 7" (3.58m x 3.53m) TV point, telephone point, window to front.

Bedroom 2

11' 9" x 11' 7" (3.58m x 3.53m) Radiator, window to rear, built in wardrobe with bed space between.

Bedroom 3

7' 9" x 14' 11" (2.36m x 4.55m) Radiator, window to rear.

Bedroom 4

15' 9" x 8' 8" (4.80m x 2.64m) Two radiators, two windows to front.

Bathroom

9' 10" x 5' 5" (3.00m x 1.65m) Panelled bath with mixer shower attachment, wash hand basin with vanity cupboard, low level WC with concealed flush, double width shower cubicle with glass screen and door, vertical radiator, vinyl flooring, fully tiled walls, inset ceiling spot lights, extractor fan.

Externally

Garden

The front of this property is open plan. There is a good size paved driveway leading to the single garage. The remainder of the front garden is laid to lawn.

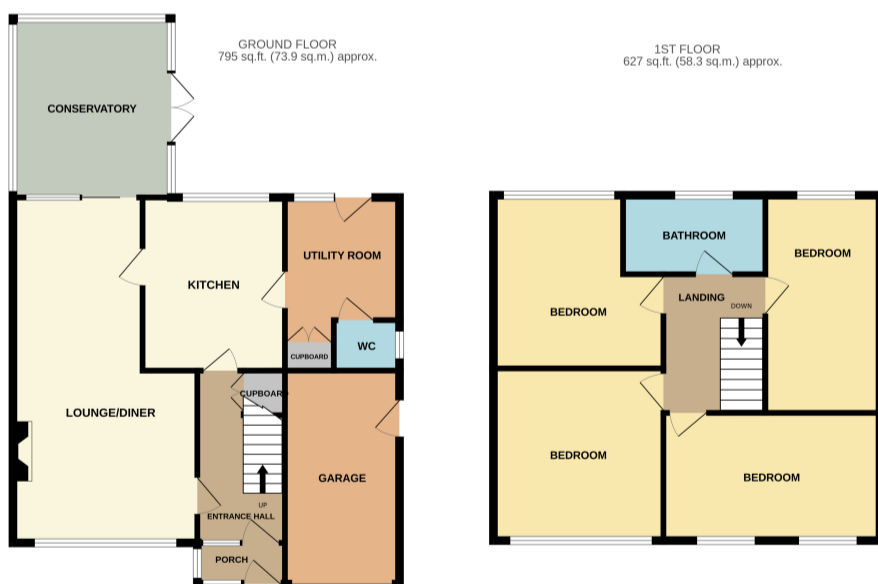
The rear garden is an absolutely lovely feature of the property and is split level.

The first part of the garden is laid to a paved patio. There is storage to both sides of the house. Steps lead to the lower part of the garden which is mainly laid to a lovely size lawn with attractive shrub and flower borders. At the rear of the garden is a separate area for vegetable beds and a timber garden shed.

Overall this is a lovely space to sit and relax in.

Single Garage

7' 10" x 15' 7" (2.39m x 4.75m) Power and light connected, up and over garage door.



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	