



16 Buttercup Drive, Bourne, PE10 0PZ

Offers In Excess Of £400,000

Ark Property Centre welcome to market in excellent condition this four bedroom home situated on phase one of Elsea Park in Bourne. Internally comprising entrance hall with cloakroom, lounge, dining room, study and kitchen breakfast room with utility. To the first floor are four bedrooms, ensuite and family bathroom. Externally there is an enclosed garden with generous patio seating area and gate through to driveway and double garage. Viewing essential!

Entrance Hall 18'11" x 5'10" (5.79m x 1.80m)

Composite glazed entrance door and PVCu double glazed window to front, stairs to first floor landing with under stairs cupboard, skinned ceiling, oak style laminate flooring, radiator.

WC 2'9" x 5'7" (0.86m x 1.72m)

PVCu double glazed window to front, skinned ceiling, vinyl flooring, radiator, fitted close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over and tiled splashback.

Study 8'11" x 6'7" (2.74m x 2.03m)

PVCu double glazed window to side, laminate flooring and radiator.

Lounge 17'4" x 12'7" (5.29m x 3.84m)

PVCu double glazed window to side and French doors with glazed sidelights opening to garden,

skinned ceiling, two radiators, gas fire set in marble hearth with wooden surround.

Dining Room 8'10" x 13'8" (2.71m x 4.19m)

PVCu double glazed window to front and side, skinned ceiling, wood flooring, radiator.

Kitchen Breakfast Room

Kitchen 9'3" x 10'2" (2.82m x 3.10m)

PVCu double glazed window to front, skinned ceiling with recessed ceiling spotlights. Fitted with a matching range of base and eye level; units, worktop space with matching splashbacks, 1 1/2 bowl composite sink with chrome mixer tap over, four ring gas hob with extractor fan over, integrated oven, combination oven and microwave, integrated dishwasher.

Breakfast Room 9'11" x 7'11" (3.04m x 2.43m)

PVCu double glazed French doors with glazed sidelights opening to garden, skinned ceiling, vertical anthracite towel radiator, space for American style fridge freezer.

Utility Room 6'0" x 5'3" (1.85m x 1.61m)

Door to rear, skinned ceiling, extractor fan, fitted base and eye level units, worktop space with matching splashback, space and plumbing for washing machine and tumble dryer.

Landing 11'3" x 8'3" max (3.43m x 2.53m max)

PVCu double glazed window to side, skinned ceiling, radiator, doors to bedrooms and bathroom, built in airing cupboard.

Bedroom One 16'8" x 9'10", 298'6" max (5.10m x 3.91m max)

PVCu double glazed window to side, skinned ceiling, radiator, double built in wardrobe, door to ensuite.

Ensuite 5'5" x 8'3" (1.66m x 2.52m)

PVCu double glazed window to side, skinned ceiling with recessed ceiling spotlights and extractor fan, radiator, fitted oversize shower enclosure with mains thermostatic bar shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over and tiled splashback.

Bedroom Two 13'10" 14'2" (4.23m 4.32m)

PVCu double glazed windows to front and rear, skinned ceiling, radiator, built in wardrobe.

Bedroom Three 8'11" x 13'5" (2.73m x 4.09m)

PVCu double glazed windows to front and side, skinned ceiling, radiator, loft access, built in over stairs cupboard.

Bedroom Four 10'8" x 9'8" (3.26m x 2.96m)

PVCu double glazed window to front, skinned ceiling, radiator.

Bathroom 9'4" x 7'2" (2.85m x 2.19m)

PVCu double glazed window to side, skinned ceiling with recessed ceiling spotlights and extractor fan, radiator, panel bath with chrome mixer tap and hand held shower attachment, pedestal wash hand basin with chrome mixer tap over, close coupled toilet with push button flush, shower pod with mains shower and glass door.

Outside

The rear garden is enclosed by stone walling and timber fence and is laid to lawn with generous patio seating area. There are well stocked borders of plants, shrubs and bulbs and gated access to the driveway to the side of the property.

**Double Garage**

With power and light connected. Twin up and over doors to front and courtesy door to side.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: E

PLEASE NOTE:

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PLEASE NOTE: The Vendor of this property is associated with ARK PROPERTY CENTRE.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

For location purposes the postcode of this property is: PE10 0PZ.

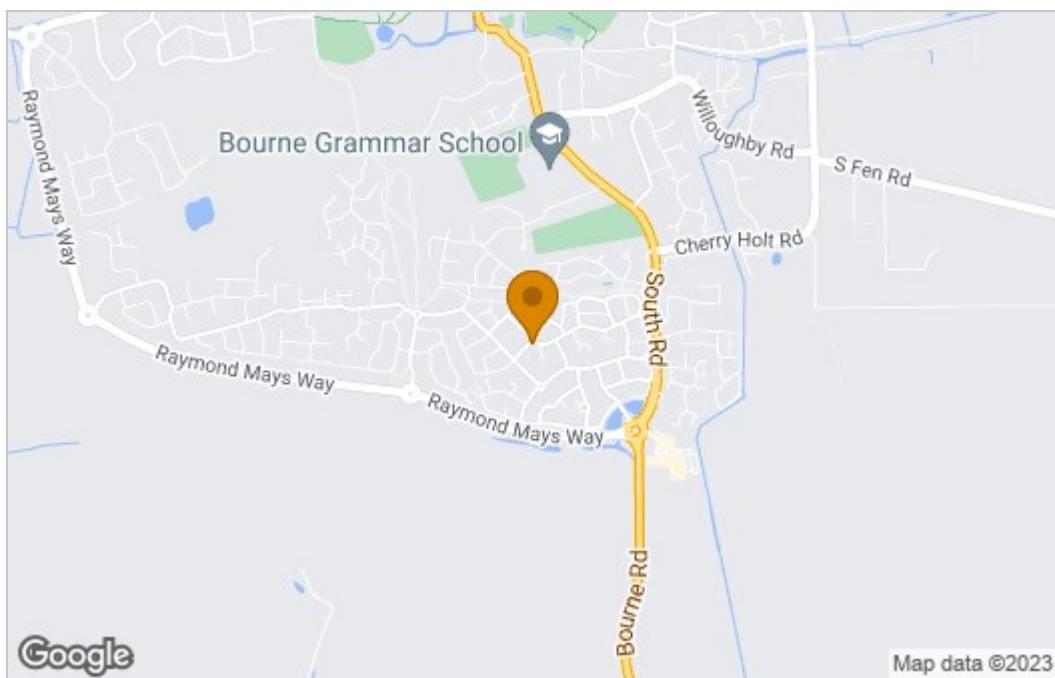
Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan



Area Map



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Energy Efficiency Graph

