



22 Folkestone Close, Bourne, Lincolnshire PE10 0BG

£200,000



IDEAL FIRST TIME BUYERS HOME Rosedale are delighted to offer to the market this well presented property, within a cul-de-sac location siding on to Bourne spinney. This property not only is not overlooked it has one of the largest gardens in the area. The plot size is its unique selling point, with two allocated parking spaces to the front and having no passing traffic. There are two double bedrooms and ensuite, there is also a family bathroom upstairs. Downstairs there is an entrance hall, cloakroom, kitchen and lounge/diner. The property is ready to move straight into as there is no onward chain. To fully appreciate this opportunity viewings are highly recommended. EPC Energy Rating B/Council Tax Band B.

ENTRANCE HALL

Composite door to front, radiator and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, radiator and UPVC window to side.

KITCHEN

9' 6" x 7' 6" (2.90m x 2.29m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated oven, hob, extractor fan, fridge freezer space, plumbing and space for washing machine and UPVC window to front.

LOUNGE/DINER

14' 11" x 12' 7" (4.55m x 3.84m) (approx.) UPVC French doors to garden, radiator and cupboard.

LANDING

UPVC window to side and airing cupboard.

BEDROOM ONE

11' 11" x 10' 11" (3.63m x 3.33m) (approx.) UPVC window to front, radiator and wardrobe recess.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, part tiled walls, shaver point and extractor fan.

BEDROOM TWO

10' 2" x 7' 11" (3.10m x 2.41m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, radiator, extractor fan and UPVC window to rear.

OUTSIDE

Allocated off road parking to the front for two vehicles.

The oversized rear garden is mainly laid to lawn with a paved patio seating area, enclosed by fencing and gated side access.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

