



10 Baldwin Grove, Bourne, Lincolnshire PE10 9TQ

£175,000



SEMI DETACHED HOME WITH SINGLE GARAGE - NO ONWARD CHAIN Rosedale Property Agents are delighted to offer this semi detached house located within walking distance of Bourne town centre with all its amenities, and local primary and senior schools. The property is ideal for first time buyers and investors and offers a good size lounge and breakfast kitchen on the ground floor whilst upstairs there are two bedrooms and a recently refitted bathroom. Outside, the house benefits from a south facing enclosed rear garden and a driveway leading to the single garage. Early viewings are highly recommended to avoid missing out. Council Tax Band B - EPC Energy Rating C

HALLWAY

Entrance through a UPVC front door, radiator and stairs to first floor.

LOUNGE

10' 09" x 13' 03" (3.28m x 4.04m) (approx.) Radiator and UPVC double glazed window to front.

BREAKFAST KITCHEN

7' 07" x 14' 0" (2.31m x 4.27m) (approx.) Fitted with a range of base and wall mounted units, worktop with tiled splash backs, stainless steel drainer sink, space and plumbing for washing machine, space for fridge freezer, space for cooker, under stairs storage cupboard, wall mounted boiler (1 year old), radiator, UPVC double glazed window to rear and UPVC double glazed door to garden.

LANDING

Loft hatch with ladder and storage cupboard.

BEDROOM ONE

10' 0" x 12' 01" (3.05m x 3.68m) (approx.) Radiator, UPVC double glazed window to front, over stairs storage cupboard and fitted wardrobe into recess with mirror fronted sliding doors.

BEDROOM TWO

7' 07" x 11' 0" (max) (2.31m x 3.35m) (approx.) Radiator and UPVC double glazed window to rear.

BATHROOM

Fitted with a matching three piece suite (fitted one year ago) comprising panel bath with shower over, vanity hand wash basin and low level WC. Radiator, extractor fan and UPVC double glazed window to rear.

OUTSIDE

To the side of the property there is a driveway offering off road parking leading to the single garage.

The south facing, enclosed rear garden is mainly laid to lawn and has a paved patio, outside tap and side gate access.

SINGLE GARAGE

With up over door and power and light connected.

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.

