



28 Wendover Mews, Bourne, Lincolnshire PE10 9LW

£160,000



LOVELY TWO-BEDROOM PROPERTY OCCUPYING A CORNER PLOT – NO ONWARD CHAIN Rosedale Property Agents are delighted to offer to the market this well-presented two-bedroom end-terrace property, ideal as a Buy-to-Let investment or a First-Time Buy. The property offers spacious accommodation, including a conservatory that overlooks the enclosed rear garden. It is situated on a generous corner plot, benefiting from three parking spaces and an additional single garage. Upstairs, there are two bedrooms and a family bathroom. Downstairs comprises an entrance hall, a kitchen, and a lounge that leads into the conservatory. To fully appreciate what this property has to offer, viewings are highly recommended. EPC Energy Rating: D / Council Tax Band: A.

ENTRANCE HALL

Part glazed UPVC double glazed door to front aspect, stairs to first floor, laminate flooring, sliding door to kitchen and electric storage heater.

KITCHEN

11' 4" x 6' 8" (3.45m x 2.03m) (approx.) Fitted with a range of wall and base units with work surfaces over, breakfast bar, one and a 1/2 stainless steel single drainer sink unit with mixer tap over, four ring electric hob and built in electric oven. Plumbing for a washing machine and space for a fridge / freezer. UPVC double glazed window to front aspect.

LOUNGE

13' 2" x 11' 10" (4.01m x 3.61m) (approx.) UPVC double glazed window to side aspect, wall mounted electric storage heater, TV point and sliding patio door to:

CONSERVATORY

11' 7" x 10' 3" (3.53m x 3.12m) (approx.) Brick base and UPVC double glazed windows, polycarbonate roof, tiled flooring, vent windows.

LANDING

Loft access, built in airing cupboard and electric storage heater.

BEDROOM ONE

11' 0" x 10' 10" (3.35m x 3.30m) (approx.) Two UPVC double glazed windows to front aspect, two built-in double wardrobes, built in cupboard over stairs and wall mounted electric panel heater.

BEDROOM TWO

12' 0" x 6' 0" (3.66m x 1.83m) (approx.) UPVC double glazed window to rear aspect, laminate flooring and electric panel heater.

BATHROOM

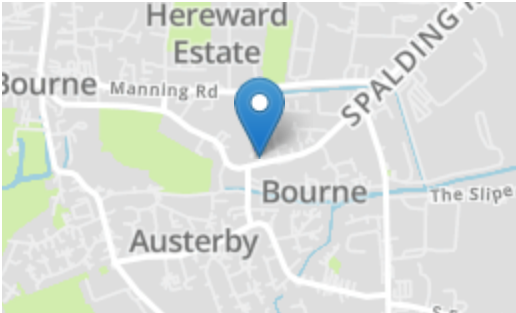
Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and bath with thermostatic power shower over. UPVC double glazed window to front aspect,

OUTSIDE

The front of the property has a gravelled parking area and driveway leading to a single garage. The enclosed rear garden is paved and there is a garden shed.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)		
D (55-68)		60
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

