



6 Shelsley Walsh Rise, Bourne, Lincolnshire PE10 9GU

£200,000



*****MODERN SEMI DETACHED HOME***** Rosedale are delighted to offer to the market this popular style of property ideal for a first time buyer. This property comes equipped with solar panels which are owned with the house and bird proofed. The property is located on a private road, within easy reach of Bourne town centre and local schools. This home has three bedrooms, an ensuite to main bedroom and family bathroom. Downstairs the kitchen has been enhanced by additional units and worktop, and a window added to increase the light into the kitchen area. There is a lounge to the front and a cloakroom off the entrance porch. The property is in good condition throughout and presents very well. Outside there is a carport to the side with parking for two cars, plus gated access to the fully enclosed rear garden. To appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band B.

ENTRANCE HALL

Door to front and radiator.

CLOAKROOM

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

LOUNGE

17' 7" x 11' 4" (5.36m x 3.45m) (approx.) UPVC window to front and side, stairs to first floor, cupboard and radiator.

KITCHEN/BREAKFAST

Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, integrated dishwasher, radiator, fridge freezer space, plumbing and space for washing machine, UPVC window to rear and UPVC French doors to garden.

LANDING

Cupboard and loft access.

BEDROOM ONE

11' 8" x 9' 9" (3.56m x 2.97m) (approx.) UPVC window to rear, radiator and fitted wardrobe.

BEDROOM TWO

10' 0" x 8' 0" (3.05m x 2.44m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

8' 4" x 6' 8" (2.54m x 2.03m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, heated towel rail, part tiled walls, extractor fan and UPVC window to side.

OUTSIDE

Front- Carport with two parking spaces.

Rear garden- Enclosed by fencing, laid to lawn, paved patio, shed and gated side access.

There are solar panels to the roof, which ownership will be transferred to the new buyer on completion.

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.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

