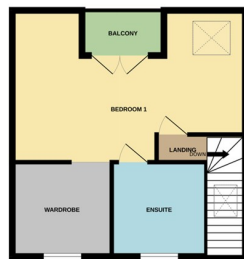
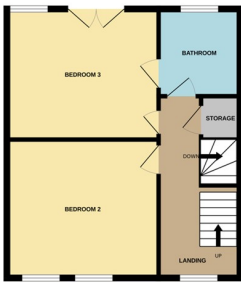
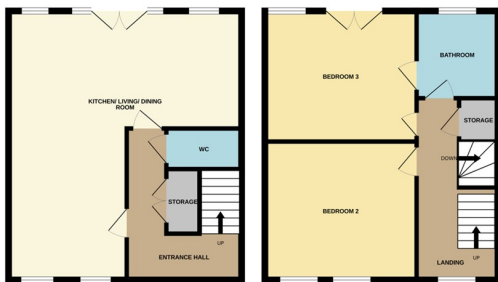




**54 Eastgate, Bourne, Lincolnshire PE10 9JY**

**£275,000**



**\*\*\*MODERN TOWNHOUSE WITH RIVER VIEWS\*\*\*** Rosedale Property Agents are delighted to bring to the market this nearly new townhouse ideally situated within easy reach of Bourne town centre and local amenities. Located in one of Bourne's oldest areas, the property enjoys a unique setting overlooking the Bourne Eau, with the added benefit of its own private balcony. This spacious home offers well-planned accommodation, comprising a large open-plan kitchen/dining/living area and a cloakroom on the ground floor. The first floor features two bedrooms and a family bathroom whilst the top floor is dedicated to a generous main bedroom complete with a dressing area and ensuite. Combining modern living with a characterful location, this property offers a fantastic opportunity for a range of buyers. To fully appreciate all that this home has to offer, viewings are highly recommended. EPC Energy Rating: B | Council Tax Band: D

**ENTRANCE HALL**

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

**CLOAKROOM**

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

**KITCHEN/LIVING SPACE**

23' 7" x 20' 6" (7.19m x 6.25m) (approx.) (max) L-shape room fitted with a range of base and eye level units, integrated oven, hob, integrated dishwasher, integrated fridge freezer, plumbing and space for washing machine, laminate flooring, wall mounted gas boiler, two radiators, two UPVC windows to front, two UPVC windows to rear and French doors to balcony.

**LANDING**

UPVC window to front, stairs to second floor, cupboard and radiator.

**BEDROOM TWO**

13' 4" x 12' 6" (4.06m x 3.81m) (approx.) UPVC window to rear, UPVC juliet balcony to rear, radiator and door to:

**JACK AND JILL BATHROOM**

8' 10" x 6' 9" (2.69m x 2.06m) (approx.) Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, tiled flooring, heated towel rail and UPVC window to rear.

**BEDROOM THREE**

13' 4" x 13' 4" (4.06m x 4.06m) (approx.) Two UPVC windows to front and radiator.

**1/2 LANDING**

Radiator and Velux window to front.

**BEDROOM ONE**

20' 6" x 12' 6" (6.25m x 3.81m) (approx.) (into eaves) Velux window to rear, UPVC French doors to balcony, loft access and radiator.

**DRESSING AREA**

8' 5" x 8' 3" (2.57m x 2.51m) (approx.) UPVC window to front and radiator.

**ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, tiled flooring, heated towel rail and UPVC window to front.

**OUTSIDE**

Overlooks Bourne Eau and allocated parking space.

**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.

