



29 Rochester Court, Bourne, Lincolnshire PE10 9TW

£200,000



FIELD VIEWS TO REAR ASPECT Rosedale are delighted to offer to the market this popular style property located within a cul-de-sac location and within walking distance to local schools and amenities. The property has three bedrooms, family bathroom, lounge, kitchen/breakfast and is being sold with no onward chain. Outside there is plenty of driveway parking, and field views to the rear. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band B.

ENTRANCE

Door to front, radiator, stairs to first floor and UPVC window to side.

LOUNGE

12' 7" x 12' 4" (3.84m x 3.76m) (approx.) UPVC bay window to front, radiator, artex and coving.

KITCHEN/BREAKFAST

15' 7" x 9' 8" (4.75m x 2.95m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, cooker space, wall mounted gas boiler, plumbing and space for washing machine, fridge freezer space, radiator, cupboard under stairs, two windows to rear and half glazed door to garden.

LANDING

UPVC window to side, airing cupboard and loft access.

BEDROOM ONE

13' 6" x 9' 7" (4.11m x 2.92m) (approx.) UPVC window to front and radiator.

BEDROOM TWO

9' 7" x 9' 1" (2.92m x 2.77m) (approx.) Window to rear and radiator.

BEDROOM THREE

8' 0" x 6' 6" (2.44m x 1.98m) (approx.) UPVC window to front and radiator.

BATHROOM

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

OUTSIDE

Driveway with off road parking, open front and laid to lawn.

The rear garden is overlooking fields, enclosed by fencing, laid to lawn, paved patio 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.

