



26 Stretham Way, Bourne, Lincolnshire PE10 9DE

£199,950



*****IDEAL FIRST TIME BUYERS HOME***** Rosedale are delighted to offer this lovely well presented home located in the sought after location within Bourne. This property has three bedrooms, and family bathroom upstairs. Downstairs there is a kitchen/breakfast with conservatory and lounge. Outside there is a driveway to the front and an enclosed garden to the rear. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band B.

ENTRANCE

UPVC door to front, stairs to first floor and radiator.

LOUNGE

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

KITCHEN

15' 7" x 10' 3" (4.75m x 3.12m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated oven, hob, extractor fan, integrated fridge freezer, plumbing and space for dishwasher and washing machine, tiled flooring, under stairs cupboard, wall mounted gas boiler, UPVC door to side, UPVC window to rear and UPVC French door to conservatory.

CONSERVATORY

14' 2" x 10' 5" (4.32m x 3.17m) (approx.) UPVC construction, tiled flooring, wall mounted light fittings and UPVC French doors to garden.

LANDING

UPVC window to side, cupboard and loft access.

BEDROOM ONE

10' 10" x 9' 6" (3.30m x 2.90m) (approx.) UPVC window to front, fitted wardrobe and radiator.

BEDROOM TWO

9' 5" x 9' 1" (2.87m x 2.77m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

7' 8" x 5' 9" (2.34m x 1.75m) (approx.) UPVC window to front, laminated flooring, over stair shelving and radiator.

BATHROOM

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

OUTSIDE

Front- Brick block paving, tarmac driveway and graveled front.

Rear- Gated side access, brick block paved patio area, laid to lawn, enclosed by fencing and outside tap.

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.

