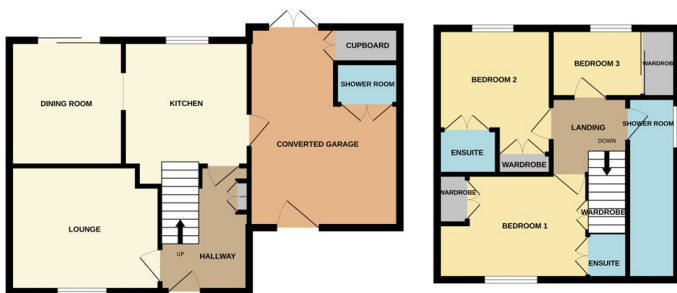




**2 Edinburgh Crescent, Bourne, Lincolnshire PE10 9DS**

**£245,000**



**\*\*\*THREE/FOUR BEDROOM FAMILY HOME WITH NO ONWARD CHAIN WHICH REALLY HAS THE WOW FACTOR!\*\*\*** Exceptional house situated close to local amenities. The property offers versatile living accommodation with a converted garage which provides a large room with its own front and rear access and a shower room, so could be used for a variety of uses: annex, gym, business (subject to necessary permissions) etc. The house itself has a great size lounge, kitchen with appliances leading through to a dining room with access on to the private, low maintenance rear garden. Upstairs there are three bedrooms, two with ensuite shower rooms and a further separate shower room. There is also a fully operational fire alarm system, fire doors, emergency lighting and off road parking for several vehicles. This property is a surprising gem and early viewing is recommended as it will not

### HALLWAY

Entrance door, stairs to first floor accommodation, spotlights, radiator and meter cupboard.

### LOUNGE

10' 1" max x 12' 0" max (3.07m x 3.66m) (approx.) UPVC double glazed window to front aspect, radiator and brand new carpet.

### KITCHEN

10' 1" max x 13' 0" max (3.07m x 3.96m) (approx.) Fitted with a range of base, drawer and wall units, fitted worktop, integrated electric oven and gas hob with extractor over, 1.25 stainless steel drainer sink with mixer tap over, wall mounted combi boiler (2 years old), fridge freezer, washing machine, dishwasher, UPVC double glazed window to rear aspect, spotlights and archway leading to:

### DINING ROOM

10' 1" x 9' 1" (3.07m x 2.77m) (approx.) Fitted with a range of base and wall units, condenser tumble dryer, radiator and UPVC double glazed sliding doors to garden.

### CONVERTED GARAGE/ANNEX

12' 0" x 16' 1" (3.66m x 4.90m) (approx.) Versatile accommodation offering a number of potential uses - annex, gym, business (subject to the necessary permissions).

Built in storage cupboard, radiator, door to kitchen, security door to front driveway, UPVC double glazed door to garden. Door to:

### SHOWER ROOM

Fitted with a three piece suite comprising double shower cubicle, low level WC and wash hand basin. Heated towel rail.

### LANDING

Access to loft which has light connected and is fully insulated.

### BEDROOM ONE

9' 0" max x 12' 0" max (2.74m x 3.66m) (approx.) Two built in storage wardrobes/cupboards, radiator and UPVC double glazed window to front aspect.

### ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin. Heated towel rail and UPVC double glazed window to front aspect.

### BEDROOM TWO

9' 1" x 8' 1" max (2.77m x 2.46m) (approx.) Built in wardrobe/cupboard, radiator and UPVC double glazed window to rear aspect.

### ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin. Heated towel rail.

### BEDROOM THREE

5' 1" x 8' 0" (1.55m x 2.44m) (approx.) Fitted wardrobes with mirror fronted sliding doors, radiator and UPVC double glazed window to rear aspect.

### SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin. Heated towel rail, spotlights and UPVC double glazed window to side aspect.

### OUTSIDE

Front: Driveway and gravel area offering ample off road parking.

Rear: Low maintenance rear garden mainly laid to gravel, fully enclosed, non overlooked.

### AGENTS NOTE

The floorplan in 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.

