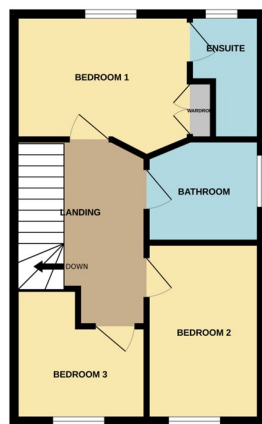
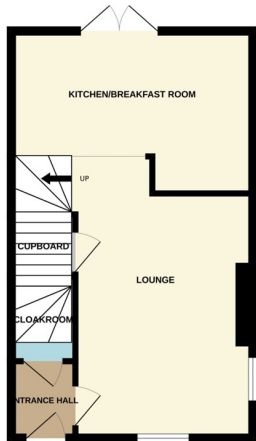




**12 Shelsley Walsh Rise, Bourne, Lincolnshire PE10 9GU**

**£207,000**



**\*\*\*WELL PRESENTED THROUGHOUT \*\*\*** This modern end of terrace home is ideal for any first time buyer looking for a property they can just move straight into. The property is in fantastic condition and is ideally located close to local schools and amenities. The property has two double bedrooms ensuite to main and a family bathroom. Downstairs there is a lounge with a lovely feature fire, cloakroom and refitted kitchen/breakfast room. Outside there is a shared carport with two allocated parking spaces and a low maintenance rear garden. This property is highly sought after so viewings are recommended. EPC energy rating C / Council Tax Band.



**ENTRANCE HALL**

Composite door to front.

**CLOAKROOM**

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

**LOUNGE**

15' 8" x 11' 6" (4.78m x 3.51m) (approx.) UPVC windows to front and side, radiator, stairs to first floor, feature fireplace and cupboard.

**KITCHEN/BREAKFAST ROOM**

15' 1" x 10' 5" narrowing to 8'5" (4.60m x 3.17m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink unit, mixer tap and upstands. Oven, hob, extractor fan, fridge/freezer space, plumbing for automatic washing machine. Radiator, UPVC French doors to garden.

**LANDING**

Stairs from ground floor, cupboard, loft access.

**BEDROOM ONE**

11' 5" x 9' 8" narrowing to 8'4" (3.48m x 2.95m) (approx.) UPVC double glazed window to rear, radiator and double wardrobe.

**ENSUITE**

Fitted with a three piece suite comprising wash hand basin, shower cubicle and WC. Heated towel rail, UPVC double glazed window to rear and extractor fan.

**BEDROOM TWO**

9' 9" x 8' 0" (2.97m x 2.44m) (approx.) UPVC double glazed window to front and radiator.

**BEDROOM THREE**

8' 6" x 6' 8" (2.59m x 2.03m) (approx.) UPVC double glazed window to front and radiator.

**BATHROOM**

Fitted with a three piece suite comprising wash hand basin, WC and bath with mixer tap and shower over. Extractor fan and UPVC double glazed window to side.

**OUTSIDE**

Front: Box hedging with stone gravel and path to the front door.

Rear: Low maintenance enclosed by fencing, gravel area, paved patio, shed and 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.

