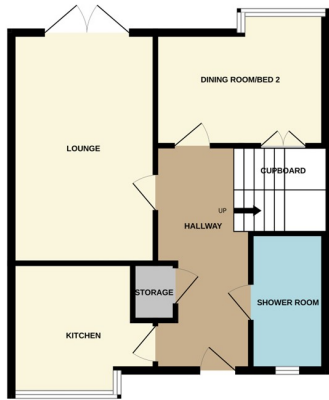




17 Charles Close, Bourne, Lincolnshire PE10 9DY

£195,000



*****GREAT COMMUNITY SURROUNDING THE PROPERTY***** Offers are invited in excess of £200,000 for this versatile over 55s property on a modern development called the Croft. The Croft was designed to improve all the residents social interaction and to incorporate a good neighbourhood. There are social events weekly and the gardens are all very well kept by the management company. The property comprises of two floors with flexible living. On the ground floor there is a kitchen, lounge/diner, bedroom 2/separate dining room and shower room. Upstairs there is a substantial dual aspect main bedroom with built in wardrobes and an ensuite. The property is being sold with no onward chain and is very presentable. To fully appreciate this home viewings are highly recommended. EPC Energy Rating C / Council Tax Band B

ENTRANCE HALL

Half glazed door to front, stairs to first floor, radiator and cupboard.

SHOWER ROOM

Fitted with a three piece suite comprising wash hand basin, WC and shower cubicle with electric shower. Partly tiled, extractor fan, radiator and UPVC double glazed window to front.

KITCHEN

10' 3" x 8' 9" (3.12m x 2.67m) (approx.) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap and tiled splashbacks. Eye level oven, gas hob, extractor fan, plumbing for automatic washing machine. UPVC double glazed bay window to front and radiator.

LOUNGE

16' 5" x 10' 1" (5.00m x 3.07m) (approx.) UPVC double glazed French doors to garden, laminate floor and radiator.

DINING ROOM

12' 1" x 9' 4" (3.68m x 2.84m) (approx.) UPVC double glazed window to rear, laminate floor and cupboard.

LANDING

Stairs from ground floor and radiator.

BEDROOM ONE

21' 4" x 15' 7" (6.50m x 4.75m) (APPROX) UPVC double glazed windows to front and rear. Fitted wardrobes and cupboard.

ENSUITE

Fitted with a three piece suite comprising wash hand basin, WC and bath with shower over. Partly tiled, radiator, UPVC window to rear.

OUTSIDE

Communal area, laid to lawn with paved patio.

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.

AGENTS NOTE

Management/communal services fees- (approx.) £215.00 per month.

Lease term - 125 years from 2016

