



63 Recreation Road, Bourne, Lincolnshire PE10 9HD

£200,000



*****CENTRAL LOCATION OVERLOOKING GREEN SPACE***** Rosedale are delighted to offer to the market this lovely very well presented semi detached home located within easy access to Bourne town centre, schools and local amenities. The property has a small entrance leading into the front room, then the lounge/diner, kitchen and bathroom. Upstairs there are three good size bedrooms with views of the park and rear garden. Outside there is a gravel driveway leading to the single garage with gated access to the garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band A.

ENTRANCE HALL

Door to front, stairs to first floor and radiator.

LOUNGE

13' 5" x 9' 7" (4.09m x 2.92m) (approx.) UPVC window to front, gas fireplace, artex, coving, dado rail and radiator.

DINING ROOM

16' 4" x 12' 2" (4.98m x 3.71m) (approx.) UPVC French doors to garden, wood burner, two cupboards, radiator and arch to

KITCHEN

9' 4" x 7' 3" (2.84m x 2.21m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, part tiled walls, cooker space, fridge freezer space, plumbing and space for washing machine and half glazed door to porch.

BATHROOM

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

LANDING

UPVC window to side.

BEDROOM ONE

13' 3" x 9' 8" (4.04m x 2.95m) (approx.) UPVC window to front, radiator and open storage.

BEDROOM TWO

9' 1" x 8' 0" (2.77m x 2.44m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

12' 3" x 8' 0" (3.73m x 2.44m) (approx.) UPVC window to rear and cupboard with boiler.

OUTSIDE

Front - Gravel frontage and hedging, off road parking for multiple vehicles on the driveway leading to a single garage.

Rear - Paved patio, seating area, laid to lawn, trees, mature shrubs, green house, shed, enclosed by fencing and gated side access.

SINGLE GARAGE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

