



17 Taunton Road, Bourne, Lincolnshire PE10 0XE

£210,000



IDEAL MODERN FIRST TIME BUYER HOME Rosedale are delighted to offer to the market this mid terrace property in exceptional condition, with an extended rear garden, three bedrooms and ensuite, lounge, cloakroom and kitchen/breakfast. The fully enclosed rear garden is well maintained with an extra seating area leading to the allocated driveway parking. The property is situated within easy reach of Bourne grammar and local shops. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/Council Tax Band B.

ENTRANCE HALL

Door to front, tiled flooring, stairs to first floor and cupboard.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls, tiled flooring and extractor fan.

KITCHEN/BREAKFAST

11' 8" x 10' 0" (3.56m x 3.05m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, plumbing for dishwasher and washing machine, tiled flooring, fridge freezer space and UPVC window to front.

LOUNGE

15' 6" x 12' 1" (4.72m x 3.68m) (approx.) UPVC French doors to garden, laminated flooring and radiator.

LANDING

Loft access and radiator.

BEDROOM ONE

11' 3" x 9' 3" (3.43m x 2.82m) (approx.) UPVC window to front, radiator and built in wardrobes.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, radiator, 1/2 tiled walls and UPVC window to front.

BEDROOM TWO

10' 10" x 8' 7" (3.30m x 2.62m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

10' 10" x 6' 7" (3.30m x 2.01m) (approx.) UPVC window to rear, radiator and fitted wardrobe.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, 1/2 tiled walls, extractor fan and radiator.

OUTSIDE

Laid to lawn, shed, enclosed by fencing, rear gated access, power point and outside tap.

Tandem parking to side.

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.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

