



**64 Meadowgate, Bourne, Lincolnshire PE10 9EY**

**£275,000**



\*\*\*THREE BEDROOM FAMILY HOME WITH DOUBLE GARAGE - TOWN CENTRE LOCATION\*\*\* Rosedale are delighted to offer this spacious, well presented semi detached house conveniently located in the heart of Bourne town centre which is within walking distance to schools, leisure centre, open air pool, parks and Abbey Lawn. The property has a large entrance hall, lounge with bay window and dual fuel burner, additional sitting room, cloakroom and kitchen diner all to the ground floor whilst upstairs there are three bedrooms and a four piece bathroom. Outside there is a rear garden and a double garage with off road parking. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating to follow/Council Tax Band B.



**ENTRANCE HALLWAY**

UPVC door to front, stairs to first floor and laminate flooring.

**LOUNGE**

14' 5" x 11' 7" (4.39m x 3.53m) (approx.) UPVC double glazed bay window to front aspect, fitted duel fuel burner, radiator, coving and wall mounted light fittings.

**SITTING ROOM**

13' 0" x 11' 6" (3.96m x 3.51m) (approx.) UPVC double glazed window to rear and side aspects, radiator and coving.

**CLOAKROOM**

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls and UPVC double glazed window to rear aspect.

**KITCHEN/DINER**

27' 3" x 8' 1" (8.31m x 2.46m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated oven, four ring gas hob with extractor fan over, fridge freezer space, laminate flooring, integrated dishwasher, integrated washing machine, radiator, storage cupboard under stairs, two UPVC double glazed windows to side aspect and UPVC door to rear garden.

**LANDING**

Loft access.

**BEDROOM ONE**

12' 1" x 11' 7" (3.68m x 3.53m) (approx.) UPVC double glazed window to front aspect, decorative fireplace, radiator, coving and two fitted wardrobes.

**BEDROOM TWO**

13' 0" x 11' 6" (3.96m x 3.51m) (approx.) UPVC double glazed window to rear aspect, radiator, coving and airing cupboard with boiler.

**BEDROOM THREE**

8' 9" x 7' 11" (2.67m x 2.41m) (approx.) UPVC double glazed window to front aspect and radiator.

**BATHROOM**

Refitted with a four piece suite comprising WC, wash hand basin with storage below, panel bath and double shower cubicle, heated towel rail, 1/2 tiled walls and UPVC double glazed window to rear aspect.

**OUTSIDE**

Front- Enclosed with walling and railings, slate path and lawn.

Rear- Decked patio area, enclosed by fencing, laid to lawn, slate path, lighting, outside sockets, outside tap, gate to double garage with off road parking.

**DOUBLE GARAGE**

Roller door and power and lights connected.

**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.

