



**32 George Street, Bourne, Lincolnshire PE10 9HE**

**£180,000**



\*\*\*CENTRAL LOCATION\*\*\* Rosedale are delighted to offer this semi detached property to the market, located within easy access to local schools and Bourne town centre. The property has three bedrooms and a toilet upstairs. Entrance hall, extended lounge diner, kitchen, bathroom and conservatory. The front has a brick blocked paved driveway, with gated side access to the family size rear garden. This property offers space and convenience. To fully appreciate this home viewings are highly recommended. EPC Energy Rating C/Council Tax Band A.



### ENTRANCE HALL

UPVC door to front and stairs to first floor.

### LOUNGE/DINER

21' 11" x 16' 2" (6.68m x 4.93m) (approx.) UPVC window to front and rear, two radiators, fireplace, laminated flooring and cupboard containing boiler.

### KITCHEN

9' 9" x 7' 4" (2.97m x 2.24m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, fridge freezer space, integrated dishwasher, UPVC window to side and half glazed door to conservatory.

### CONSERVATORY

10' 1" x 8' 7" (3.07m x 2.62m) (approx.) Lean to style, plumbing and space for washing machine, tumble dryer space, laminated flooring, radiator and UPVC doors to garden.

### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over, part tiled walls, radiator and UPVC window to side.

### LANDING

UPVC window to side.

### BEDROOM ONE

13' 5" x 9' 8" (4.09m x 2.95m) (approx.) UPVC window to front, radiator and cupboard.

### BEDROOM TWO

8' 10" x 8' 3" (2.69m x 2.51m) (approx.) UPVC window to rear and radiator.

### BEDROOM THREE

8' 11" x 7' 9" (2.72m x 2.36m) (approx.) UPVC window to rear and radiator.

### TOILET

Fitted with a two piece suite comprising WC and wash hand basin, extractor fan and part tiled walls.

### OUTSIDE

To the front there is a driveway with off road parking for two cars.

The rear garden is laid to lawn with paved patio, has gated side access and is enclosed by fencing.

### 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.

