



3 Exeter Close, Bourne, Lincolnshire PE10 9NP

£240,000



*****SOUGHT AFTER LOCATION***** Rosedale Property Agents are delighted to offer to the market this centrally located family home within close proximity to Sainsburys and Bourne town centre. The property is being sold with **NO ONWARD CHAIN**. There are three bedrooms and a shower room upstairs whilst downstairs there is a small porch leading to an entrance hall, lounge, dining room, shower room and kitchen. Outside there is driveway parking leading to the garage. The rear garden is predominantly concrete with raised vegetable and shrub beds. The property could do with a little updating and is priced to sell so to fully appreciate this opportunity, viewings are highly recommended. EPC Energy Rating currently unavailable/Council Tax Band D.

ENTRANCE PORCH

UPVC double glazed door to front and UPVC double glazed window to front.

ENTRANCE HALL

Glazed window and door to front, radiator, coving, storage cupboard and stairs to first floor.

LOUNGE

13' 3" x 12' 6" (4.04m x 3.81m) (approx.) UPVC double glazed window to front and radiator. Arch to:

DINING ROOM

11' 10" x 12' 7" (3.61m x 3.84m) (approx.) UPVC double glazed door to garden, UPVC double glazed window to rear, radiator and coving.

INNER LOBBY

Laminate flooring.

DOWNSTAIRS SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin, radiator and UPVC double glazed window to rear.

KITCHEN

7' 3" x 11' 3" (2.21m x 3.43m) (approx.) Refitted with matching base and eye level units, sink unit with mixer taps over, part tiled walls, integrated oven and hob with extractor over, breakfast bar, heated towel rail, UPVC double glazed window to side, plumbing for washing machine, French doors to garden and door through to garage.

LANDING

Airing cupboard, artex and coving and UPVC double glazed window to side.

BEDROOM ONE

12' 8" x 13' 7" (3.86m x 4.14m) (approx.) Radiator and UPVC double glazed window to front.

BEDROOM TWO

10' 2" x 11' 9" (3.10m x 3.58m) (approx.) Radiator, UPVC double glazed window to rear and loft access.

BEDROOM THREE

7' 11" x 10' 6" (2.41m x 3.20m) (approx.) Radiator, storage cupboard and UPVC double glazed window to front.

SHOWER ROOM

Fitted with a three piece suite comprising double shower cubicle with electric shower, low level WC and wash hand basin, panelled walls, radiator and UPVC double glazed window to rear.

GARAGE

Up over door, lights and power connected, wall mounted gas boiler.

OUTSIDE

To the front there is off road parking, hedging and a concrete driveway and a gravel area.

The rear is a kitchen style garden with fruit trees and vegetable beds. There is side gated access and it is enclosed by fencing.

AGENTS NOTE

The floorplan is for illustrative purposes only - not to scale and is meant as a guide only. Fixtures and fittings may not represent the current state of the property.

