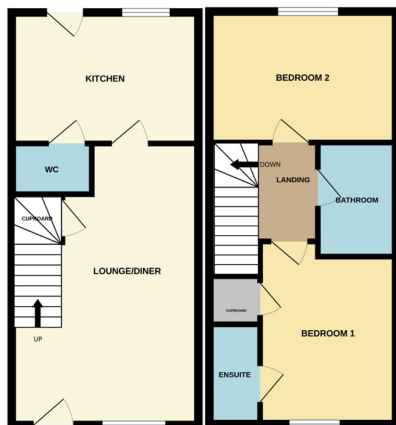




6 Ivatt Close, Bourne, Lincolnshire PE10 9UF

£195,000



MODERN PROPERTY WITH SOUTHERLY FACING REAR GARDEN Rosedale are delighted to offer this very well presented two double bedroom end terrace home, conveniently located within walking distance to Bourne town centre and Bourne grammar school. The property has a lounge/diner, modern kitchen, downstairs cloakroom, ensuite to the master bedroom and family bathroom. Outside there is an allocated parking space to the front and an enclosed southerly facing garden with a paved patio area. The property is ready to move into and is priced to sell. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band B.

DOOR TO:

LOUNGE / DINER

20' 10" x 12' 9" max 10'6" min (6.35m x 3.89m max 3.20 min) (approx) Radiator, TV point, stairs to first floor accommodation.

KITCHEN

12' 9" x 8' 5" (3.89m x 2.57m) (approx) Fitted with a range of eye level and base units with worktop over. Sink with mixer tap. Four ring gas hob with extractor fan over, electric oven. Plumbing for washing machine. Cupboard housing boiler. UPVC double glazed window to the rear.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin with splashback and WC. Radiator, extractor fan.

LANDING

Loft access. Doors to:

BEDROOM ONE

12' 2" x 9' 7" (3.71m x 2.92m) (approx) UPVC double glazed window to the front. Radiator, airing cupboard.

ENSUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Radiator, extensive tiling, extractor fan.

BEDROOM TWO

12' 9" x 10' 1" (3.89m x 3.07m) (approx) UPVC double glazed window to the rear. Radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower attachment, wash hand basin and WC. Extensively tiled, extractor fan, chrome heated towel rail.

OUTSIDE

There is a driveway to the front of the property providing off street parking. To the rear the southerly facing garden is mainly laid to lawn with timber fencing and paved patio.

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.

