



43 Recreation Road, Bourne, Lincolnshire PE10 9HF

£180,000



ESTABLISHED SEMI DETACHED HOME Rosedale are delighted to offer to the market this spacious property overlooking the recreation green, close to Bourne town centre and within walking distance to local schools. This property is being sold with no onward chain and presents well. There are three bedrooms and WC upstairs. Downstairs there is a lounge, dining area, open plan kitchen, bathroom and conservatory. Outside to the front there is off road parking for a number of vehicles and a family size enclosed rear garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band A.

ENTRANCE HALL

Half glazed door to front, stairs to first floor and door to:

LOUNGE

13' 6" x 9' 7" (4.11m x 2.92m) (approx.) UPVC window to front, radiator, laminated flooring and picture rail.

DINING ROOM

13' 4" x 12' 2" (4.06m x 3.71m) (approx.) Laminated flooring, two cupboards, radiator, gas fire, cupboard with plumbing for washing machine and space for fridge freezer, UPVC window to rear and open to kitchen.

KITCHEN

13' 9" x 6' 6" (4.19m x 1.98m) (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, integrated dishwasher, UPVC window to side and door to conservatory.

CONSERVATORY

15' 9" x 8' 8" (4.80m x 2.64m) (approx.) UPVC pitched roof, UPVC windows to side and rear and UPVC French doors to garden.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, heated towel rail, part tiled walls and UPVC windows to side and rear.

LANDING

UPVC window to side and loft access.

BEDROOM ONE

13' 2" x 9' 8" (4.01m x 2.95m) (approx.) UPVC window to front and radiator.

WC

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

BEDROOM TWO

12' 4" x 8' 0" (3.76m x 2.44m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

9' 5" x 8' 3" (2.87m x 2.51m) (approx.) UPVC window to rear and radiator.

OUTSIDE

Rear garden - Paved patio, laid to lawn, shed, gated side access and 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.

