



**37 Foxley Court, Bourne, Lincolnshire PE10 9TY**

**£215,000**



\*\*\* MODERN THREE BEDROOM SEMI-DETACHED HOME WITH FIELD VIEWS \*\*\* " This beautifully presented three-bedroom semi-detached home enjoys an enviable setting with open field views and a westerly-aspect rear garden, perfect for those wanting to enjoy the afternoon and evening sunshine. The property offers a light and spacious layout, including a welcoming lounge and a modern, updated kitchen which follows through into a conservatory which provides the ideal space to enjoy the outlook. Upstairs, there is a Master bedroom with a generous amount of built in wardrobe space, two further bedrooms and a family bathroom. Situated in a popular and convenient cul-de-sac location, this property also benefits from off road parking and would be make ideal first time buy. Viewing is highly recommended to avoid missing out. EPC energy rating – C / Council Tax band – B.



## ENTRANCE HALLWAY

Composite entrance door, Stairs to first floor landing, radiator.  
Door to:

## LOUNGE

16' 0" x 10' 6" (4.88m x 3.20m) Approx. UPVC double glazed bay window to the front aspect, radiator, door to:

## KITCHEN / DINER

13' 8" x 9' 1" (4.17m x 2.77m) Approx. Modern kitchen with a range of base, drawer and wall mounted units. Combi boiler, understairs storage cupboard, stainless steel sink and drainer unit with mixer tap. Space for washing machine, slimline dishwasher and fridge/freezer. Space for freestanding cooker. Extractor fan. UPVC internal window, sealed unit double glazed door into the conservatory.

## CONSERVATORY

12' 10" x 8' 2" (3.91m x 2.49m) Approx. UPVC double glazed with part brick and UPVC French doors into the rear garden.

## BEDROOM ONE

11' 7" x 9' 3" (3.53m x 2.82m) Approx. UPVC double glazed window to the front. Radiator.

## BEDROOM TWO

10' 0" x 6' 4" (3.05m x 1.93m) Approx. UPVC double glazed window to the rear. Radiator.

## BEDROOM THREE

7' 1" x 7' 0" (2.16m x 2.13m) Approx. UPVC double glazed window to the front. Radiator.

## BATHROOM

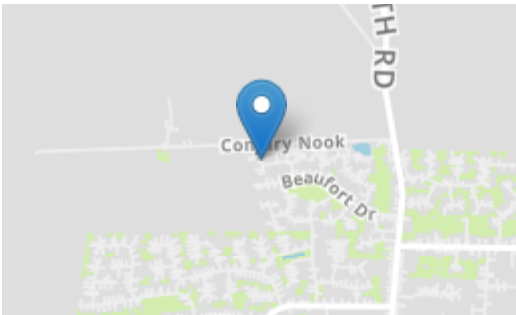
6' 11" x 5' 8" (2.11m x 1.73m) Approx. Three piece suite comprising low level WC with dual flush button, pedestal sink with hot and cold taps, panelled bath with electric shower over and glass shower screen. UPVC double glazed obscure window to the side. Radiator.

## OUTSIDE

Front: Low maintenance and gravelled.

Side: Driveway providing off road parking adjacent to the property.

Rear: Westerly aspect rear garden with stunning countryside views behind the fence line. Fully enclosed and mainly laid to lawn with patio area. Gravelled area with space for outside storage and/or shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

