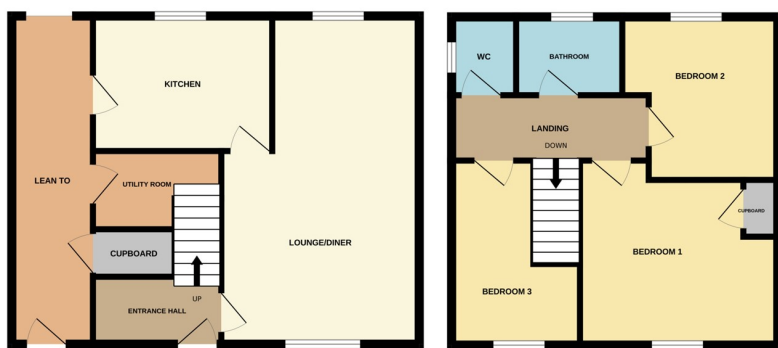




32 Edinburgh Crescent, Bourne, Lincolnshire PE10 9DU

£230,000



*****SPACIOUS MODERNISED SEMI DETACHED FAMILY HOME***** Rosedale are delighted to bring to the market this beautifully presented property, located close to Bourne Town centre. This semi detached home has been totally updated throughout to include refitted kitchen with BOSCH appliances, redecorated throughout, refitted bathroom and WC. The garden has been completely landscaped and offers not only a generous lawn area but veg plot and seating area, there is also covered gated access to the side leading to the utility room and large storage area. The property comprises of three bedrooms, WC and bathroom, lounge/diner, kitchen and utility room. Outside there is off road parking and a fully enclosed rear garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band A.

ENTRANCE HALL

Composite door to front, stairs to first floor and radiator.

LOUNGE

21' 1" x 9' 5" (6.43m x 2.87m) 12' 9" (3.89m) (max) (approx.) UPVC window to front and rear.

KITCHEN

11' 5" x 8' 7" (3.48m x 2.62m) (approx.) Refitted with a range of base and eye level units, enamel sink with mixer tap, part tiled walls, BOSCH integrated oven, extractor fan, floor heater, plumbing and space for washing machine, integrated dishwasher, fridge freezer space, UPVC window to rear and glazed door to side.

LANDING

UPVC window to side and loft access.

BEDROOM ONE

12' 9" x 11' 10" (3.89m x 3.61m) (approx.) UPVC window to front, radiator and cupboard.

BEDROOM TWO

10' 7" x 9' 11" (3.23m x 3.02m) (approx.) UPVC window to rear, wardrobe and radiator.

BEDROOM THREE

11' 10" x 8' 0" (3.61m x 2.44m) (approx.) L-Shape, UPVC window to front, radiator and over stair shelving.

BATHROOM

Fitted with a two piece suite comprising, wash hand basin and bath with shower over, radiator, towel rail and UPVC window to rear.

WC

Fitted with WC and UPVC window to side.

OUTSIDE

Front- Gated access to block paved driveway.

Rear: Low maintenance, laid to lawn, paved patio, vegetable plot, mature shrubs, gated side access and shed.

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

