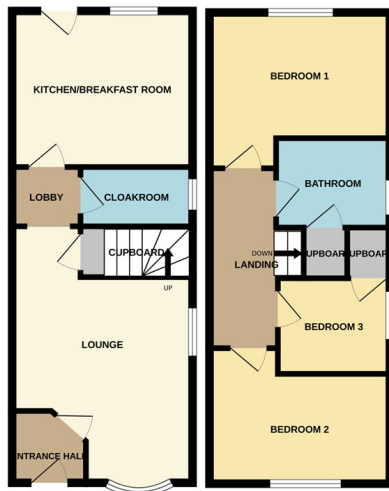




6 Aveland Close, Bourne, Lincolnshire PE10 9EJ

£200,000



*** GREAT LOCATION *** This three bedroom home is located in a cul-de-sac location and has off road parking and is close to Bourne town centre. The property is ideal for any first time buyer or investor. There is a southerly facing mature rear garden and is set back from the road. In brief, the property comprises of entrance porch, lounge, kitchen / breakfast and cloakroom. Upstairs, there are three bedrooms and a family bathroom. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C / Council Tax Band B.

ENTRANCE PORCH

UPVC double glazed door to front aspect and door leading to:

LOUNGE

17' 9" x 12' 8" (5.41m x 3.86m) (max) (approx.) UPVC double glazed bow window to front aspect, UPVC double glazed window to side aspect, stairs to first floor, radiator and cupboard.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C and wash hand basin, part tiled walls, radiator and UPVC double glazed window to side aspect.

KITCHEN / BREAKFAST ROOM

10' 9" x 12' 5" (3.28m x 3.78m) (approx.) Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with mixer tap over, space for a cooker, space for a fridge / freezer, plumbing for a washing machine and wall mounted gas boiler. Part tiled walls, extractor fan, UPVC double glazed window to rear aspect and half glazed door to garden.

FIRST FLOOR LANDING

Loft access.

BEDROOM 1

10' 6" x 12' 5" (3.20m x 3.78m) (approx.) UPVC double glazed window to rear aspect and radiator.

BEDROOM 2

12' 6" x 9' 7" (3.81m x 2.92m) (approx.) UPVC double glazed window to front aspect, laminate flooring and radiator.

BEDROOM 3

8' 10" x 5' 11" (2.69m x 1.80m) (approx.) UPVC double glazed window to side aspect, laminate flooring, storage cupboard and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with electric shower over. Heated towel rail, 3/4 tiled walls and UPVC double glazed window to side aspect.

OUTSIDE

The front of the property is mainly laid to lawn with mature plants and shrubs with a gravelled driveway to the side providing off road parking. The enclosed rear garden is laid to lawn with a paved patio area with mature plants and shrubs, shed and side gated access.

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.

AGENTS NOTE

The solar panels are leased through A shade Greener.

