



**120 Stephenson Way, Bourne, Lincolnshire PE10 9DD**

**£275,000**



\*\*\* DETACHED HOUSE IN SOUGHT AFTER LOCATION \*\*\* Rosedale Property Agents are pleased to present this detached family home, ideally positioned on Stephenson Way, widely regarded as one of Bourne's most sought-after residential locations. Set back from the road, the property offers excellent potential for improvement and personalisation, making it an ideal opportunity for buyers looking to create a long-term family home. The accommodation comprises three well-proportioned bedrooms and a family bathroom to the first floor. The ground floor features a welcoming entrance hall, a spacious lounge/dining room, kitchen, utility room and a downstairs cloakroom. Externally, the property benefits from front and rear gardens, along with ample off-road parking leading to a single garage. Although the home would benefit from modernisation throughout, its location, plot size and layout present a fantastic opportunity. Early viewing is highly recommended to fully appreciate the potential on offer. EPC Energy rating currently unavailable / Council Tax Band D

<p><b>ENTRANCE</b> Glazed door to front, laminate flooring, stairs to first floor landing and radiator.</p>	<p><b>BEDROOM TWO</b> 11' 4" x 10' 4" (3.45m x 3.15m) (approx.) Built in wardrobes, window to rear and radiator.</p>
<p><b>CLOAKROOM</b> Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, radiator and window to front.</p>	<p><b>BEDROOM THREE</b> 9' 8" x 7' 9" (2.95m x 2.36m) (approx.) Window to front and radiator.</p>
<p><b>LOUNGE</b> 14' 8" x 12' 1" (4.47m x 3.68m) (approx.) Window to front, radiator, laminate flooring and arch to:</p>	<p><b>BATHROOM</b> Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, part tiled walls and window to rear.</p>
<p><b>DINING ROOM</b> 12' 2" x 9' 9" (3.71m x 2.97m) (approx.) UPVC sliding door to garden, laminate flooring and radiator.</p>	<p><b>OUTSIDE</b> The front garden is mainly laid to lawn.</p>
<p><b>KITCHEN</b> 12' 1" x 9' 2" (3.68m x 2.79m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, integrated oven, gas hob with extractor fan over, integrated dishwasher, radiator, under stairs cupboard and window to rear.</p>	<p>The rear garden is laid to lawn with paved patio, gated side access and enclosed by fencing.</p>
<p><b>BREAKFAST ROOM</b> 8' 6" x 6' 5" (2.59m x 1.96m) (approx.) Laminate flooring and radiator, window to rear. Door to utility room.</p>	<p>There is a gravel driveway to the front with off road parking.</p>
<p><b>UTILITY ROOM</b> 8' 8" x 7' 2" (2.64m x 2.18m) (approx.) Plumbing and space for washing machine and tumble dryer, fridge freezer space, part tiled walls, half glazed door to side and window to side.</p>	<p><b>AGENTS NOTE</b> 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.</p>
<p><b>LANDING</b> Airing cupboard and window to side.</p>	
<p><b>BEDROOM ONE</b> 12' 9" x 11' 4" (3.89m x 3.45m) (approx.) Built in wardrobes, window to front and radiator.</p>	

