



8 Badger Lane, BOURNE, Lincolnshire PE10 0FT

£160,000



*****SUPERB COACH HOUSE WITH SINGLE GARAGE AND ENCLOSED GARDEN - NO ONWARD CHAIN***** This very well presented coach house style property is a great buy and boasts a private entrance, open plan lounge/dining/kitchen area, two double bedrooms and a family bathroom as well as a single garage with utility room off. Outside there is an allocated parking space and a fully enclosed garden. Viewings highly recommended. EPC Energy Rating C/Council Tax Band A

ENTRANCE HALL

Entrance through a private front door, radiator, stairs straight into the open plan lounge.

LOUNGE/DINING

12' 8" x 18' 8" (3.86m x 5.69m) (approx.) Two radiators, UPVC double glazed window to rear and large walk in storage cupboard. Open plan to:

KITCHEN

5' 0" x 15' 8" (1.52m x 4.78m) (approx.) Fitted with a range of base and eye level units, fitted worktop, integrated fridge freezer which has been recently replaced, built in electric oven, four ring gas hob with extractor hood over, stainless steel sink unit with mixer tap over, tiled floor, UPVC double glazed window to front.

INNER HALLWAY

Radiator and loft access.

BEDROOM ONE

12' 3" x 18' 2" (3.73m x 5.54m) (approx.) Two radiators, UPVC double glazed window to front and rear built in double wardrobe.

BEDROOM TWO

7' 9" x 9' 6" (2.36m x 2.90m) (approx.) Radiator and UPVC double glazed window to rear.

BATHROOM

Fitted with a matching three piece suite comprising panel bath with shower over, low lever WC and wash hand basin, radiator and UPVC double glazed window to front.

SINGLE GARAGE

8' 2" x 17' 7" (2.49m x 5.36m) (approx.) UP and over door, power and lights connected. Doorway through to:

UTILITY ROOM

3' 6" x 7' 9" (1.07m x 2.36m) (approx.) Fitted worktop, space and plumbing for washing machine and wall mounted boiler.

OUTSIDE

To the front there is a fully enclosed garden which is laid to lawn.

Entrance through the archway to the entrance door with an allocated parking space in front of the garage.

AGENTS NOTE

The floorplan is for illustrative purposes only - not to scale and is meant as a guide only. Fixtures and fittings may not represent the current state of the property.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.



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

