



39 Wakes Close, Bourne, Lincolnshire PE10 0BU

£190,000



NO ONWARD CHAIN – Rosedale Property Agents are delighted to bring to the market this well-presented first-time buyer's home, situated within a small modern development in a quiet cul-de-sac on the east side of Bourne, conveniently close to the town centre and local schools. The property benefits from generous side parking, a fully enclosed rear garden, and a useful storage shed. This semi-detached home offers three bedrooms, a family bathroom, and a shower room to the main bedroom. The ground floor comprises an entrance hall with a cloakroom, leading through to a lounge, dining area, and kitchen, creating a practical and comfortable living space. A brand new boiler was installed in March 2026, offering added peace of mind for prospective buyers. Externally, there is an open-plan front garden with a tarmac driveway to the side, providing gated access to the rear garden. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: C | Council Tax Band: B

ENTRANCE HALL

UPVC door to front, radiator, stairs to first floor and laminate flooring.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, fully tiled walls, radiator, tiled flooring and UPVC window to front.

LOUNGE

13' 6" x 12' 6" (4.11m x 3.81m) (approx.) UPVC window to front, laminate flooring and radiator.

DINING ROOM

9' 10" x 7' 1" (3.00m x 2.16m) (approx.) UPVC French doors to garden, radiator and laminate flooring.

KITCHEN

9' 10" x 8' 6" (3.00m x 2.59m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap and upstands, integrated oven, hob, extractor fan, plumbing and space for washing machine, fridge freezer space, tiled flooring, cupboard, half glazed door to side and UPVC window to rear.

LANDING

UPVC window to side and loft access.

BEDROOM ONE

12' 8" x 12' 6" (3.86m x 3.81m) (approx.) Two UPVC windows to front and radiator.

BEDROOM TWO

8' 9" x 7' 10" (2.67m x 2.39m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

7' 10" x 6' 6" (2.39m x 1.98m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand and bath, part tiled walls, extractor fan and radiator.

OUTSIDE

Tarmac driveway with off road parking to the front.

The rear garden is laid to lawn with paved patio, gated side access and enclosed by fencing.

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.

