



15a Meadowgate, Bourne, Lincolnshire PE10 9EZ

£170,000



*****MODERN FLAT CONVERSION***** Rosedale are delighted to offer to the market this exceptional flat in the center of Bourne Town. This property has been completely modernised throughout to a very high standard to include under floor heating, and is being sold with no onward chain. The kitchen has all appliances integrated including wine fridge. The lounge has remote lighting and is very light and airy. Via the inner lobby there is the stunning jacuzzi bathroom, with a natural stone sink, mood lighting and electronic tap. There is a double bedroom to the front with fully fitted modern style wardrobes. The main bedroom has Velux windows with remote blind, remote lighting, mirror fronted storage cupboards and a shower enclosed by a glass door. Outside there is a veranda seating area, a fully enclosed lawned garden and off road parking. The property is truly stunning and viewings are highly recommended. EPC Energy Rating C/Council Tax Band A.

ENTRANCE TO KITCHEN

Refitted with a range of base and eye level units, quartz worktop, inset stainless steel sink unit with mixer tap, integrated oven, induction hob. integrated microwave, wine fridge, integrated fridge freezer, plumbing and space for washing machine and dishwasher, soft close units, two Velux windows, French doors to veranda and steps to lounge area.

LOUNGE AREA

16' 11" x 13' 1" (5.16m x 3.99m) (approx.) UPVC sash windows to rear and side, downlighting, storage, exposed brick wall feature and door to stairs to first floor.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and jacuzzi bath, integrated shelving, stone sink, electronic temperature, full size mirror, ceiling lighting, therapy lighting and extractor fan.

BEDROOM TWO

12' 10" x 11' 4" (3.91m x 3.45m) (approx.) UPVC sash window to front, cupboard and double fitted wardrobe.

MAIN BEDROOM

18' 9" x 13' 0" (5.71m x 3.96m) (approx.) Two Velux windows to rear, mirror fronted cupboard, pitched roof and downlighting.

SHOWER/WETROOM

Glass door, tiled walls, ceiling vent and rain shower.

OUTSIDE

Private garden, laid to lawn, mature shrubs and decking/veranda steps from downstairs.

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.

