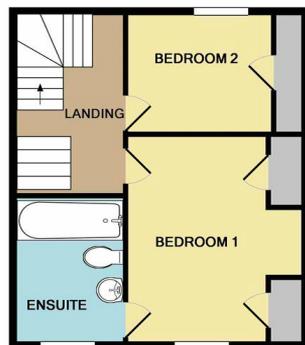




**31 South Street, Bourne, Lincolnshire PE10 9LY**

**£125,000**



\*\*\*ESTABLISHED TWO-BEDROOM SEMI-DETACHED HOME – NO ONWARD CHAIN\*\*\* Rosedale Property Agents are delighted to present to the market this spacious Grade II listed property, ideally situated within convenient reach of Bourne town centre. The home is within walking distance of both senior schools and the picturesque Wellhead green space. The well-proportioned accommodation comprises a lounge, fitted kitchen and downstairs shower room, along with two bedrooms including a principal bedroom benefiting from an en-suite. Externally, the property features an enclosed rear courtyard garden with two useful brick-built outbuildings. Early viewing is highly recommended to fully appreciate the character and space this property has to offer. EPC Rating: D Council Tax Band: A

**ENTRANCE HALL**

Under stairs storage cupboard.

**LOUNGE**

13' 0" x 13' 0" (3.96m x 3.96m) (approx.) Double radiator, feature fireplace, secondary double glazed window to front aspect and secondary double glazed window to side aspect.

**KITCHEN**

13' 0" x 8' 0" (3.96m x 2.44m) (approx.) Fitted with a range of base, drawer and wall mounted units, sink, tiled splashbacks and fitted work surfaces. Double radiator, electric oven, ceramic hob with extractor fan over, secondary double glazed window to rear aspect.

**REAR PORCH**

Door to garden.

**SHOWER ROOM**

Fitted with a three piece suite comprising shower cubicle, wash hand basin and low level WC. Radiator, space and plumbing for washing machine.

**LANDING**
**BEDROOM ONE**

13' 0" x 11' 10" (3.96m x 3.61m) (approx.) Secondary double glazed window to front aspect, double radiator and built in wardrobe.

**ENSUITE**

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and low level WC. Secondary double glazed window to front aspect and double radiator.

**BEDROOM TWO**

11' 0" x 8' 0" (3.35m x 2.44m) (approx.) Airing cupboard, secondary double glazed window to rear aspect and double radiator.

**OUTSIDE**

The enclosed courtyard garden has two brick outbuildings.

**AGENTS NOTE**

Vendor has made us aware there is a flying freehold on the property.

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.

