



**35 Stanley Street, BOURNE, Lincolnshire PE10 9BJ**

**£210,000**



\*\*\*ESTABLISHED SEMI DETACHED HOME\*\*\* Rosedale are pleased to offer this lovely property close to Bourne town. Located just off North road within walking distance to local amenities and schools. This well maintained home has two double bedrooms, one with dressing area and ensuite, two receptions down stairs, kitchen/breakfast room and a four piece bathroom suite. This is an ideal first home with spacious accommodation and a South facing rear garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating currently unavailable/Council Tax Band B.

**ENTRANCE**
**LOUNGE**

17' 6" x 12' 0" (5.33m x 3.66m) (approx.) Sealed unit double glazed window to front, radiator, wood floor, stairs to first floor, modern radiator and half glazed door to side.

**KITCHEN**

12' 2" x 11' 4" (3.71m x 3.45m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink unit and splashbacks. Cooker space, plumbing for automatic washing machine, fridge freezer space, wood floor and UPVC double glazed window to rear.

**DINING ROOM**

10' 2" x 8' 5" (3.10m x 2.57m) (approx.) Sliding doors to garden, wood floor and radiator.

**BATHROOM**

Fitted with a four piece suite comprising wash hand basin, WC, bath and double shower cubicle. Partly tiled, radiator, tiled floor and sealed unit double.

**LANDING**

Stairs from ground floor, sealed unit double glazing window to rear, radiator and loft access..

**BEDROOM ONE**

12' 2" x 11' 5" (3.71m x 3.48m) (approx.) Sealed unit double glazed window to rear and radiator.

**DRESSING ROOM**

7' 11" x 5' 1" (2.41m x 1.55m) (approx.) Sealed unit double glazed window to rear, wardrobe and radiator.

**ENSUITE**

Three piece suite comprising wash hand basin, WC and double shower cubicle. Heated towel rail, partly tiled.

**BEDROOM TWO**

12' 0" x 11' 6" (3.66m x 3.51m) (approx.) UPVC double glazed window to front and radiator.

**OUTSIDE**

Front: Gravel frontage, hedges and side gated access.

Rear: Southerly facing with stone paved patio area, enclosed by fencing, laid to lawn with mature shrubs, electric light sockets and shed with power and lighting.

**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.

