



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



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

**£205,000**



**\*\*\*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 D/Council Tax Band B.

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## 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.

