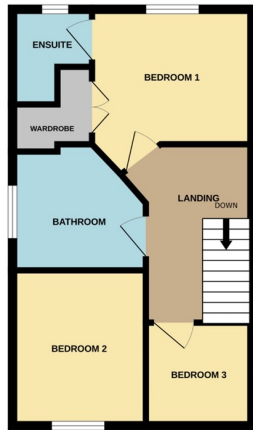
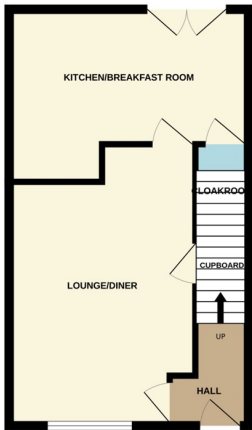




19 Brooklands Way, Bourne, Lincolnshire PE10 9GW

£210,000



\*\*\*WELL PRESENTED SEMI DETACHED HOME\*\*\* We are delighted to offer to the market this lovely modern home ideal for any first time buyer, close to local amenities, schools and Bourne town centre. The property is ready to move straight into, with three bedrooms ensuite to main, and family bathroom. Downstairs there is an entrance lobby leading to the lounge, kitchen/breakfast and cloakroom. Outside there is an enclosed rear garden with allocated parking to the rear for two vehicles. To fully appreciate this property viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band B.

**ENTRANCE HALL**

Door to front and stairs to first floor.

**LOUNGE**

17' 7" x 11' 8" (5.36m x 3.56m) (approx.) UPVC windows to front and side, cubicle and radiator.

**KITCHEN/BREAKFAST**

15' 0" x 8' 5" (4.57m x 2.57m) (approx.) Fitted with a range of base and eye level units, integrated oven, gas hob, stainless steel sink unit with mixer tap, plumbing and space for a washing machine, fridge freezer space, radiator, and French doors to garden.

**CLOAKROOM**

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

**LANDING**

**BEDROOM ONE**

11' 9" x 10' 0" (3.58m x 3.05m) (approx.) UPVC window to rear, radiator and wardrobe.

**ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, extractor fan, part tiled walls, shaver point and UPVC window to rear.

**BEDROOM TWO**

9' 8" x 9' 0" (2.95m x 2.74m) (approx.) UPVC window to front and radiator.

**BEDROOM THREE**

6' 8" x 6' 5" (2.03m x 1.96m) (approx.) UPVC window to front, loft access, radiator and cupboard.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap, part tiled walls, heated towel rail, extractor fan and UPVC window to side.

**OUTSIDE**

Rear- Enclosed by fencing, shrubs, shed and rear access to two parking spaces.

**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.

