



13 Recreation Road, Bourne, Lincolnshire PE10 9HF

£180,000



Centrally Located with Easy Access to Bourne Town Centre Rosedale are delighted to offer this spacious property, which overlooks the playing area. The lounge and dining room have been opened up to create a generous 22' open-plan space, with room for both a dining table and a three-piece suite. There are also two good-sized storage cupboards under the stairs. From the kitchen, a small lobby leads to the shower room and the utility/lean-to. Upstairs, there are three bedrooms off the landing. Outside, there is a driveway leading to the garage, with access to both the front and rear gardens. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: Currently Unavailable Council Tax Band: A

ENTRANCE HALL

UPVC door to front, stairs to first floor and radiator.

LOUNGE/DINER

22' 2" x 13' 5" (6.76m x 4.09m) (approx.) UPVC windows to front and rear, two radiators and two cupboards.

KITCHEN

7' 3" x 6' 11" (2.21m x 2.11m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, UPVC window to side and half glazed door to side.

REAR LOBBY

UPVC window to side and tiled flooring.

SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, radiator and UPVC windows to rear and side.

LEAN TO

8' 5" x 5' 4" (2.57m x 1.63m) (approx.) Plumbing and space for washing machine, fridge freezer space, UPVC windows to side and rear and half glazed door to garden.

LANDING

UPVC window to side and loft access.

BEDROOM ONE

13' 3" x 9' 9" (4.04m x 2.97m) (approx.) UPVC window to front, radiator and cupboard.

BEDROOM TWO

9' 5" x 8' 2" (2.87m x 2.49m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

12' 3" x 8' 2" (3.73m x 2.49m) (approx.) UPVC window to rear and radiator.

OUTSIDE

Off road parking on the driveway to the front leading to the garage.

The rear garden is laid with artificial grass, mature shrubs, outside tap and enclosed by fencing.

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.

