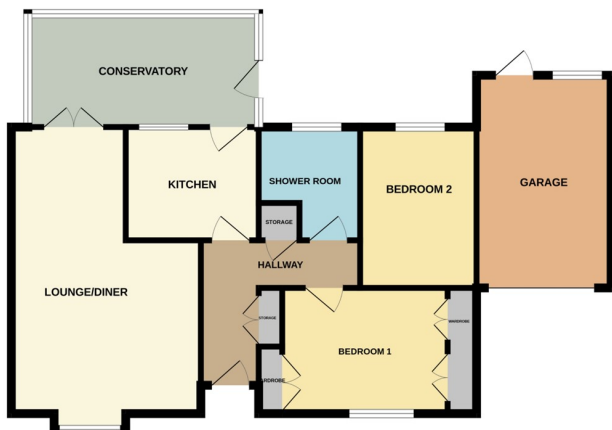




**4 Ermine Close, Bourne, Lincolnshire PE10 9XH**

**£250,000**



\*\*\* SOUGHT AFTER, CENTRAL TOWN LOCATION \*\*\* Rosedale Property Agents are delighted to offer this detached bungalow located within a cul-de-sac with easy access to Bourne town centre, a stones throw from all the local amenities. The property is in need of some modernisation but these properties do not come on very often and are in a prime location for bungalow seekers. The property benefits from solar panels (leased), a good sized, fully enclosed rear garden, a driveway with off road parking leading to a single garage and is being sold with no onward chain. Internally there are two bedrooms, lounge/diner and accessible shower room. To fully appreciate this property and it's desirable location, viewings are highly recommended. EPC Energy Rating B/Council Tax Band B.



## ENTRANCE HALL

UPVC door to front, radiator, cupboard and loft access.

## LOUNGE/DINER

19' 7" x 12' 8" (5.97m x 3.86m) (approx.) UPVC window to front, fireplace, two radiators, wall mounted light fittings and glazed door to conservatory.

## KITCHEN

8' 10" x 7' 8" (2.69m x 2.34m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, fridge freezer space, plumbing and space for dishwasher, integrated oven, hob, extractor fan, wall mounted gas boiler, single glazed window to rear and glazed door to:

## CONSERVATORY

15' 4" x 7' 7" (4.67m x 2.31m) (approx.) Lean to style, single glazed window to rear and door to garden.

## BEDROOM ONE

13' 0" x 8' 2" (3.96m x 2.49m) (approx.) Two UPVC windows to front, radiator and fitted wardrobes.

## BEDROOM TWO

11' 0" x 7' 9" (3.35m x 2.36m) (approx.) UPVC window to rear and radiator.

## SHOWER ROOM

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

## OUTSIDE

Off road parking to the front leading to the garage.

The rear garden is laid to lawn with paved patio, shed, gated side access and enclosed by fencing.

## AGENTS NOTE

The solar panels are not owned by the sellers of this property and are subject to a lease with Ashade Greener.

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.

