



9 Eastgate, Bourne, Lincolnshire PE10 9LB

£215,000



GENEROUSLY SIZED VICTORIAN PROPERTY Rosedale Property Agents are delighted to present to the market this spacious Victorian home, ideally situated within easy reach of Bourne town centre. Located in one of Bourne's oldest areas, overlooking Bourne Eau. Beautifully renovated throughout, this home creates a warm and inviting atmosphere. The accommodation briefly comprises an entrance hall leading to a spacious lounge/diner, which flows through to a high-ceilinged kitchen/breakfast room. A utility room and cloakroom complete the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private alleyway providing secure parking, ideal for motorbike storage, and access to a fully enclosed rear garden — perfect for relaxing or entertaining. Early viewing is highly recommended to fully appreciate all this superb property has to offer. EPC Energy Rating: C Council Tax Band: A

ENTRANCE

Composite door to front and stairs to first floor.

LOUNGE/DINER

20' 6" x 13' 4" (6.25m x 4.06m) (approx.) UPVC window to front, cupboard and two radiators.

KITCHEN

17' 7" x 8' 9" (5.36m x 2.67m) (max 14' 7") (approx.) Fitted with a range of base units, sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, plumbing and space for dishwasher, fridge freezer space, tiled flooring, UPVC window to rear, Velux style window to side and UPVC glazed door to side.

UTILITY

6' 10" x 5' 6" (2.08m x 1.68m) (approx.) Fitted with a range of base units, stainless steel sink unit with mixer tap, upstands, plumbing and space for washing machine, tumble space, tiled flooring, radiator, wall mounted gas boiler and UPVC window to side.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, heated towel rail and extractor fan.

LANDING

BEDROOM ONE

11' 6" x 10' 3" (3.51m x 3.12m) (plus wardrobe 3' 0") (approx.) UPVC window to front, radiator, loft access with ladder.

BEDROOM TWO

8' 7" x 8' 7" (2.62m x 2.62m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

8' 7" x 7' 1" (2.62m x 2.16m) (approx.) UPVC window to rear and radiator.

BATHROOM

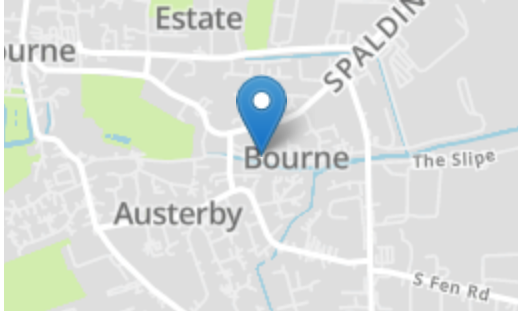
Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and electric shower over, 3/4 tiled walls, heated towel rail, extractor fan and UPVC window to rear.

OUTSIDE

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	86

England, Scotland & Wales

EU Directive 2002/91/EC

