



52 Austerby, Bourne, Lincolnshire PE10 9JG

£180,000



*** ESTABLISHED SEMI DETACHED PROPERTY *** Rosedale are delighted to offer to the market this semi detached period property with extensive rear garden. The property is ideally located within easy access to Bourne town centre and Bourne grammar school. This immaculately presented established property has accommodation comprising lounge, kitchen/breakfast, rear lobby and bathroom. Upstairs there are two double bedrooms. A lovely feature of this property is the extensive rear garden with a southerly aspect. There is also a driveway providing off street parking. EPC energy rating C/Council tax band B.

UPVC FRONT DOOR INTO:
LOUNGE

12' 6" x 10' 11" (3.81m x 3.33m) (approx.) UPVC double glazed window to front, radiator and TV point.

KITCHEN

13' 2" x 12' 1" (4.01m x 3.68m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink with drainer unit and mixer tap. Plumbing for automatic washing machine, built in oven and four ring hob with extractor fan over. Wall mounted boiler, radiator, stairs to first floor landing with under stairs storage cupboard. UPVC double glazed window to rear.

REAR LOBBY

Part glazed UPVC double glazed door to garden and laminate floor.

BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower over. Tiled floor, radiator and UPVC double glazed window to side.

STAIRS TO FIRST FLOOR LANDING
BEDROOM ONE

13' 2" x 9' 11" (4.01m x 3.02m) (approx.) UPVC double glazed window to rear, exposed wooden floor, built in cupboard and further over stairs storage.

BEDROOM TWO

12' 8" x 10' 11" (3.86m x 3.33m) (approx.) UPVC double glazed window to front, feature cast iron fireplace, exposed wooden floorboard and radiator.

OUTSIDE

To the side of the property is a gravelled parking area providing off street parking.

The rear garden is enclosed by timber fence and mature hedge with paved patio and gravelled seating area, extensive lawn area, bark play area and shrub and flower borders.

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.

