53 North Street, Bourne, Lincolnshire PE10 9AQ

£205,000

CHARACTER THREE BEDROOM HOME WITHIN WALKING DISTANCE TO BOURNE TOWN CENTRE Rosedale are pleased to offer this spacious three bedroom home which is in very good order and benefits from lounge, dining room, kitchen, three bedrooms and four piece family bathroom. Outside to the rear there is a small enclosed garden with an off road parking space. Viewing is highly recommended. EPC Rating D / Council Tax Band C.

ENTRANCE HALLWAY
UPVC door to front, stairs to first floor landing, cupboard, radiator.

LOUNGE
14' 0" x 13' 4" (4.27m x 4.06m) (approx.) UPVC double glazed sash bay window to front aspect, double radiator.

DINING ROOM
12' 4" x 10' 10" (3.76m x 3.30m) (approx.) UPVC double glazed window to rear aspect, radiator.

KITCHEN
9' 8" x 10' 6" (2.95m x 3.20m) (approx.) Fitted with a range of base, drawer and wall mounted units, sink with mixer tap over, space and plumbing for washing machine, space for fridge, UPVC double glazed window to rear aspect, door to rear garden, radiator, wall mounted boiler.

LANDING
Loft access.

BEDROOM ONE
12' 9" x 12' 5" (3.89m x 3.78m) (approx.) UPVC double glazed sash windows to front aspect, radiator.

BEDROOM TWO
12' 5" x 10' 9" (3.78m x 3.28m) (approx.) UPVC double glazed window to rear aspect, radiator.

BEDROOM THREE
6' 0" x 8' 6" (1.83m x 2.59m) (approx.) UPVC double glazed sash window to front aspect, radiator.

BATHROOM
10' 6" x 9' 4" (3.20m x 2.84m) (approx.) Fitted with a four piece suite comprising shower cubicle, bath, low level WC, wash hand basin, double radiator, UPVC double glazed window to front aspect,

OUTSIDE
Front : Gravel frontage with mature shrubs.
Rear: There is off road parking, gravel area and canopy to the rear, gated access.

AGENT 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.

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