



23 Stanley Street, Bourne, Lincolnshire PE10 9BJ

£190,000



*****LOVINGLY UPDATED HOME***** Rosedale are delighted to offer to the market this centrally located property within walking distance to Bourne town centre and local amenities. The property has an establish large South facing rear garden, entrance hall, lounge, separate dining room, galley kitchen with rear access and a refitted four piece bathroom. Upstairs there are two double bedrooms, with the third currently being used as a dressing room. Outside the rear garden is fully enclosed with a small frontage. The property has also been fully rewired. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band B.

ENTRANCE HALL

UPVC glazed door to side, cupboard, stairs to first floor and laminated flooring.

LOUNGE

12' 1" x 11' 9" (3.68m x 3.58m) (approx.) UPVC window to front, multi fuel burner fireplace and radiator.

DINING ROOM

12' 1" x 11' 11" (3.68m x 3.63m) (approx.) UPVC window to rear, original fireplace, laminated flooring, cupboard and radiator.

KITCHEN

9' 10" x 6' 8" (3.00m x 2.03m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, integrated oven, hob, extractor fan, integrated fridge, part tiled walls, UPVC window to side, UPVC door to side and downlighting.

SHOWER ROOM

11' 11" x 6' 1" (3.63m x 1.85m) (approx.) Refitted four piece suite comprising WC, wash hand basin, free standing bath and shower cubicle, 3/4 tiled, heated towel rail, tiled flooring, downlighting and two UPVC windows to side.

LANDING

Downlighting and loft access.

BEDROOM ONE

13' 8" x 11' 10" (4.17m x 3.61m) (approx.) UPVC window to rear, radiator and cupboard.

DRESSING ROOM

UPVC window to side, fully fitted wardrobes and wall mounted gas boiler.

BEDROOM TWO

13' 10" x 11' 10" (4.22m x 3.61m) (approx.) UPVC window to front, original fireplace and cupboard.

OUTSIDE

Front - gated front with walling and hedging.

Rear - Paved patio, laid to lawn, mature shrubs, pond, shed and enclosed by fencing.

Solar panels which are owned and generate approximately £800 per year.

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.

