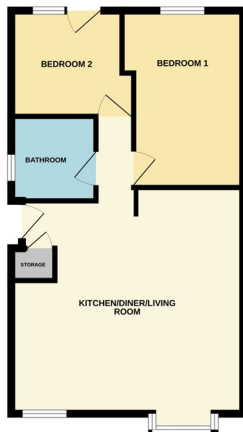




**12a Stanley Street, BOURNE, Lincolnshire PE10 9BL**

**£165,000**



\*\*\*BUNGALOW WITH NO ONWARD CHAIN\*\*\* Rosedale are delighted to offer this semi-detached bungalow ideally located just off North Road within easy access to Bourne town centre and bus stops. The property has been recently redecorated as well as slightly being reconfigured, to give a light and airy kitchen/living/dining area with a square bay window to the front, small inner hall, leading to the both bedrooms, and shower room. Outside the property is set back from the road with a driveway, carport, and access to the established rear garden. To fully appreciate this well presented bungalow viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band B.



## ENTRANCE

Door to side, cupboard, open up to:

## KITCHEN/LIVING AREA

17' 4" x 16' 11" (5.28m x 5.16m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, cooker space, part tiled walls, extractor fan, wall mounted gas boiler, plumbing and space for washing machine, plumbing and space for dish washer, three radiators, loft access and two UPVC windows to front.

## INNER LOBBY

## BEDROOM ONE

13' 2" x 9' 5" (4.01m x 2.87m) (approx.) UPVC window to rear and radiator.

## BEDROOM TWO

8' 11" x 7' 10" (2.72m x 2.39m) (approx.) UPVC window to rear and UPVC glazed door to garden.

## SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle with electric shower, heated towel rail, tiled flooring and UPVC window to side.

## OUTSIDE

Driveway to side and carport.

The rear garden is laid to lawn with paved patio, mature shrubs and enclosed by fencing.

## 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.

