



2 Coriander Drive, Bourne, Lincolnshire PE10 9NZ

£265,000



CENTRAL LOCATION Rosedale are delighted to offer this spacious and flexible accommodation, located in the centre of Bourne, close to the town centre, Sainsbury's, and local schools. This property is spread over three floors, with the ground floor ideal for an elderly parent or teenager. It features a small kitchen, shower room, bedroom, sitting room leading to a conservatory, utility and a separate cloakroom. The first floor offers a spacious lounge/diner and a kitchen/breakfast room. The second floor comprises a family bathroom, three bedrooms, and an en suite. Outside, there is a driveway to the front providing off-road parking, and a fully enclosed south-facing rear garden, there are also owned Solar panels to the rear. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: Currently Unavailable / Council Tax Band: D

ENTRANCE HALL

Door to front, coat cupboard, under stairs storage cupboard, stairs to first, and double radiator.

CLOAKROOM

Comprising of a two piece suite, hand wash basin, low level toilet, part tiled splash backs and an extractor fan.

SHOWER ROOM

Fitted with a two piece suite comprising shower cubicle and wash hand basin.

UTILITY ROOM

Fitted with a range of base and wall mounted units with work surfaces over, sink with mixer tap and tiled splash backs.. Plumbing for washing machine, door to garden, boiler and tiled floor.

FAMILY ROOM

9' 0" x 9' 0" (2.74m x 2.74m) (approx.) TV point, radiator and French doors to:

CONSERVATORY

10' 0" x 8' 0" (3.05m x 2.44m) (approx.) UPVC double glazing, tiled floor and French door to garden.

KITCHEN

12' 0" x 6' 0" (3.66m x 1.83m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over. Electric oven, four ring electric hob and extractor fan.

BEDROOM TWO

11' 0" x 8' 0" (3.35m x 2.44m) (approx.) UPVC window to front and radiator.

FIRST FLOOR LANDING

Stairs from ground floor.

LOUNGE

16' 0" x 11' 0" (4.88m x 3.35m) (approx.) UPVC window to front, French doors to balcony, gas fire with feature surround. Archway to:

DINING ROOM

9' 0" x 7' 0" (2.74m x 2.13m) (approx.)

KITCHEN/BREAKFAST ROOM

16' 0" x 9' 0" (max) (5' min) (4.88m x 2.74m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, sink with mixer tap. Four ring electric hob, electric oven and extractor fan. Dishwasher, radiator and two UPVC windows to rear.

SECOND FLOOR LANDING

Stairs from first floor.

BEDROOM ONE

9' 0" x 9' 0" (2.74m x 2.74m) (approx.) UPVC window to rear, radiator and built in wardrobes.

ENSUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Extensive tiling, heated towel rail, extractor fan and UPVC window to rear.

BEDROOM THREE

10' 0" x 9' 0" (3.05m x 2.74m) (approx.) UPVC window to front, radiator and built in wardrobe.

BEDROOM FOUR

11' 0" x 6' 0" (3.35m x 1.83m) (approx.) UPVC window to front, built in wardrobe and radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Extensive tiling and shaver point.

OUTSIDE

Front: Open plan with a driveway providing off road parking.

Rear: Enclosed rear garden mainly laid to lawn, various shrubs and a patio area.

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.

