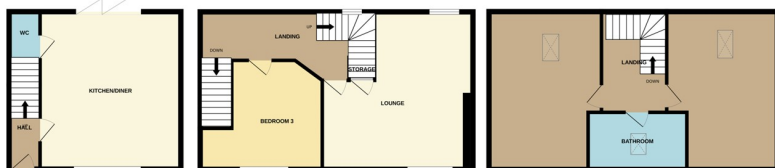




45 Eastgate, Bourne, Lincolnshire PE10 9JY

£240,000



PERIOD PROPERTY STEEPED IN HISTORY Rosedale are delighted to bring to the market this Grade 2 listed property dating back to the 1800's situated within Bourne's oldest residential area. This once Tannery has been completely converted into a wonderful spacious family home and was one of Bourne's most prestigious workshops. Located within easy access to Bourne town centre and local amenities, this property offers great flexible accommodation and a wealth of original beams and history. The property is split over three floors with the entrance hall leading to an open plan refitted kitchen/diner, bifold doors opening to the garden and an under stairs cloakroom. The first floor landing has bedroom three and a magnificent lounge. The second landing has bedroom one and two with the main refitted four piece family bathroom. There is a fully enclosed rear garden with allocated parking to the rear. To fully appreciate this outstanding property, viewings are highly recommended. EPC Energy Rating D/Council Tax Band B.

ENTRANCE HALL

Half glazed door to front, stairs to first floor and tiled flooring.

KITCHEN/DINER

16' 2" x 15' 6" (4.93m x 4.72m) (approx.) Fitted with a range of base and eye level units, wood work surface, enamel sink, integrated oven, hob, extractor fan, electric underfloor heating, part tiled walls, plumbing and space for washing machine, tumble dryer, fridge freezer and dishwasher. There are also exposed beams to ceiling, tiled flooring, UPVC window to front and bi-fold doors to garden.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, tiled flooring, radiator and storage.

LANDING

Radiator, exposed beams, stairs to second floor and window to rear.

BEDROOM THREE

13' 6" x 12' 2" (4.11m x 3.71m) (approx.) L- Shape, window to front, radiator, exposed beams and wall mounted light fittings.

LOUNGE

17' 5" x 16' 8" (5.31m x 5.08m) (approx.) Window to front and rear, radiator, exposed beams, wall mounted light fittings and storage cupboard.

LANDING

BEDROOM ONE

17' 4" x 12' 5" (5.28m x 3.78m) (approx.) Velux window to rear, radiator and hidden lighting.

BEDROOM TWO

17' 4" x 12' 5" (5.28m x 3.78m) (approx.) Velux window to rear and radiator.

BATHROOM

Refitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, tiled flooring, part tiled walls, heated towel rail, extractor fan and Velux window to front.

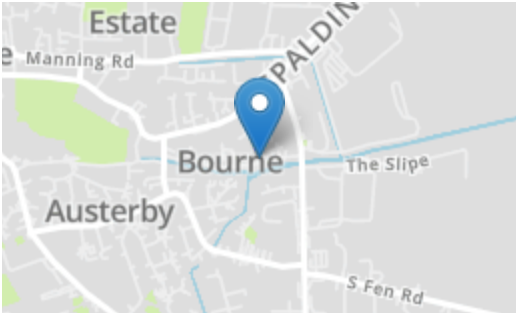
OUTSIDE

The rear garden is laid to lawn with decking, gated side access and enclosed by fencing.

There is one allocated parking space.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

