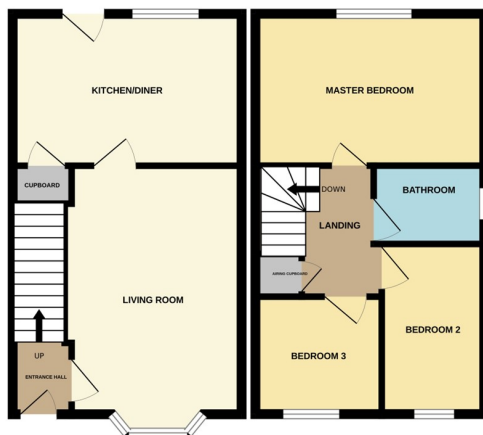




45 Foxley Court, Bourne, Lincolnshire PE10 9TY

£215,000



COMPLETELY REFURBISHED THROUGHOUT Rosedale are delighted to offer this fully modernised property, ideal for any first-time buyer or young family, located in a very popular cul-de-sac location. The property benefits from open farmland to the rear, a newly fitted kitchen with integrated appliances, new flooring throughout, and a newly refitted bathroom. It is being sold with no onward chain. In brief, the property offers three bedrooms and a family bathroom upstairs. Downstairs, there is a small entrance hall, a lounge with a bay window to the front, and a kitchen/breakfast room with access to the rear garden. To the side of the property, there is a driveway, an open-plan front garden, and a fully enclosed rear garden. To fully appreciate this opportunity, viewings are highly recommended. EPC Energy Rating C - Council Tax Band B.

ENTRANCE

Half glazed door to front, stairs to first floor, downlights, mains smoke alarm and radiator.

LOUNGE

17' 8" x 10' 6" (5.38m x 3.20m) (approx.) UPVC bay window to front, downlights and radiator.

KITCHEN/BREAKFAST

13' 9" x 9' 1" (4.19m x 2.77m) (approx.) Refitted with a range of base and eye level units, stainless steel sink unit with mixer tap and upstands, integrated oven, hob, extractor fan, integrated washing machine, integrated dishwasher, under stairs cupboard, half glazed door to garden and UPVC window to rear.

LANDING

Loft access, mains smoke alarm and cupboard.

BEDROOM ONE

13' 9" x 9' 2" (4.19m x 2.79m) (approx.) UPVC window to rear, radiator, artex and coving.

BEDROOM TWO

10' 1" x 6' 4" (3.07m x 1.93m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

7' 1" x 7' 0" (2.16m x 2.13m) (approx.) UPVC window to front and radiator.

BATHROOM

Newly fitted three piece suite comprising WC, wash hand basin and P-Shape bath with mixer tap and shower over, paneling, heated towel rail, extractor fan and UPVC window to side.

OUTSIDE

The rear garden has a paved patio area, mature shrubs, laid to lawn, recently added shed, fully enclosed by fencing with field views to rear and gated access. Open plan frontage laid to lawn.

Driveway parking to the side for two cars.

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.

