8 Wendover Mews, Bourne, Lincolnshire PE10 9LW   £160,000

IDEAL FIRST TIME BUYERS HOME Rosedale are delighted to bring to the market this modern semi detached property within a cul-de-sac location close to Bourne town centre and local amenities. The property is being sold with no onward chain and would benefit from some updating. There are two double bedrooms and a family bathroom upstairs. Downstairs there is an entrance hall, kitchen/breakfast and a lounge to the rear. Outside there is a low maintenance rear garden and a driveway leading to a single garage. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating D/Council Tax band A.

ENTRANCE HALL
Half glazed door to front, stairs to first floor and storage heater.

LOUNGE
15' 9" x 13' 0" (4.80m x 3.96m) UPVC patio doors to rear, storage heater, artex, coving and electric fire.

KITCHEN
11' 1" x 6' 9" (3.38m x 2.06m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, plumbing and space for washing machine, integrated oven, hob, fridge freezer space, artex, coving and UPVC window to front.

LANDING
Cupboard, loft access and storage heater.

BEDROOM ONE
13' 0" x 9' 11" (3.96m x 3.02m) (approx.) Two UPVC windows to rear and built in wardrobes.

BEDROOM TWO
13' 0" x 9' 1" (3.96m x 2.77m) (approx.) UPVC window to front, built in wardrobe and cupboard over stairs.

BATHROOM
Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap, heated towel rail, artex, coving and UPVC window to rear.

OUTSIDE
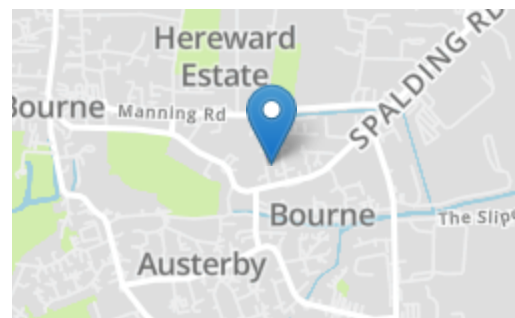Low maintenance paved rear garden, enclosed by fencing, not overlooked and gated side access.

Off road parking to the front, gravel driveway leading to a single garage.

SINGLE GARAGE
Light and power.

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.

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