



**24-26 South Street, Bourne, Lincolnshire PE10 9LT**

**£210,000**



\*\*\* TOWN CENTRE LOCATION \*\*\* Offers in excess of £210,000 are invited for this deceptively spacious period property located in Bourne town centre with views to the beautiful Wellhead Park and memorial gardens. This property offers generous accommodation and living space whilst maintaining a cosy cottage feel and includes a lounge, dining room and kitchen. Upstairs are three double bedrooms and a family bathroom. The property has a courtyard garden with private side access. To fully appreciate this super property, viewings are highly recommended. EPC Energy Rating D/Council Tax Band B



### LOUNGE

24' 0" x 12' 0" (7.32m x 3.66m) (approx.) Half glazed door to front, wood floor, original feature fireplace, radiator, two UPVC double glazed windows to front, stairs to first floor and wall mounted light fittings.

### DINING ROOM

10' 8" x 7' 11" (3.25m x 2.41m) (approx.) UPVC double glazed window to rear, wood floor and radiator.

### KITCHEN

12' 11" x 7' 11" (3.94m x 2.41m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink unit with mixer tap and splashbacks, integrated oven, hob, tiled floor, plumbing for automatic washing machine, plumbing for dishwasher, radiator, fridge/freezer space UPVC double glazed window to rear and half glazed door to garden.

### LANDING

Stairs from ground floor.

### BEDROOM ONE

12' 9" x 12' 4" (3.89m x 3.76m) (approx.) Two UPVC windows to front, wood floor, built in cupboard and radiator.

### BEDROOM TWO

14' 3" x 7' 11" (4.34m x 2.41m) (approx.) Two UPVC windows to rear, built in wardrobes and radiator.

### BEDROOM THREE

13' 5" x 8' 0" (4.09m x 2.44m) (approx.) Two UPVC double glazed windows to front, cupboard and radiator.

### BATHROOM

Fitted with a three piece suite comprising wash hand basin, WC and bath. Wood floor, airing cupboard, fully tiled, radiator and two UPVC double glazed windows to rear.

### OUTSIDE

Rear: Mature shrubs, paved patio, side access and brick built shed.

### 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.

