



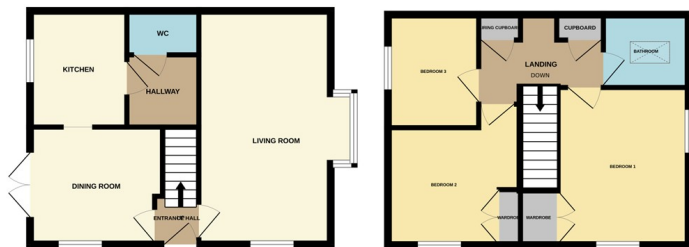
Rosedale
PROPERTY AGENTS

'Making your move easier'



2 Kestrel Drive, Bourne, Lincolnshire PE10 0BX

£235,000



*** IMMACULATELY PRESENTED THREE BEDROOM HOME OFFERED FOR SALE WITH NO ONWARD CHAIN *** Rosedale Property Agents are delighted to offer for sale this property which is in excellent condition throughout having recently undergone a full facelift, making it ideal for buyers looking to move straight in. The accommodation is well proportioned with a bright and welcoming lounge and an updated kitchen with new cupboard doors, worktops, mixer tap and sink unit which combined give a fresh and updated, modern finish. Upstairs are three bedrooms, ensuite and family bathroom, along with an airing cupboard and additional storage cupboard. The whole property has been redecorated and new flooring throughout. The property also benefits from a garage and off road parking for two cars. Early viewing is highly recommended to appreciate the condition, space, and convenience this excellent chain-free property has to offer. Council Tax Band - B / EPC energy rating - C

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ENTRANCE HALL

Half glazed door to front and stairs to first floor.

LOUNGE

17' 11" x 11' 10" (5.46m x 3.61m) (approx.) UPVC bay window to side, radiator and UPVC window to front.

DINING ROOM

10' 1" x 9' 0" (3.07m x 2.74m) (approx.) UPVC window to front, radiator and French doors to garden.

KITCHEN

8' 8" x 7' 5" (2.64m x 2.26m) (approx.) Fitted with a range of base and eye level units, enamel sink with mixer tap, part tiled walls, integrated oven, hob, extractor fan, plumbing and space for dishwasher, integrated fridge, tiled flooring, radiator, downlighting and UPVC window to garden.

UTILITY

5' 6" x 5' 6" (1.68m x 1.68m) (approx.) Plumbing and space for washing machine, freezer space, part tiled walls, tiled flooring and extractor fan.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin with vanity unit, part tiled walls, tiled flooring, extractor fan and radiator.

LANDING

Storage cupboard, boiler cupboard, radiator and loft access.

BEDROOM ONE

12' 1" x 9' 7" (3.68m x 2.92m) (approx.) UPVC window to front and side, built in double wardrobe and radiator.

BEDROOM TWO

10' 10" x 10' 1" (3.30m x 3.07m) (approx.) UPVC window to front, built in double wardrobe and radiator.

BEDROOM THREE

8' 8" x 6' 11" (2.64m x 2.11m) (approx.) UPVC window to side and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, 3/4 tiled walls, heated towel rail and sky light.

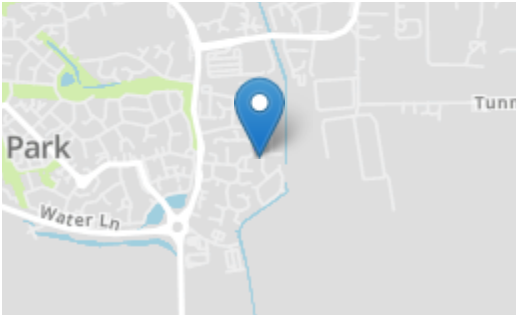
OUTSIDE

The front of the property has walling, gravel, mature shrubs and sits on a corner plot.

The rear garden is laid to lawn with paved patio, mature shrubs, gated side access and enclosed by fencing.

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	90
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

