



22 Stephenson Way, BOURNE, Lincolnshire PE10 9DA

£269,950



DETACHED CHALET Rosedale are delighted to bring to the market this very popular style of property located in a sought after area within Bourne. This well presented property situated in a cul-de-sac has two double bedrooms, main with toilet, small landing leading to eaves access and boiler. Downstairs there is a 21' lounge, kitchen/breakfast, utility, walk-in pantry, conservatory and family bathroom. Outside the property is set back from the road with plenty of off road parking to the front, leading to a single garage. There is a gated side access to a well established and well maintained rear garden. To fully appreciate this home viewings are highly recommended. EPC Energy Rating E/Council Tax Band C.

ENTRANCE HALL

Half glazed door to front, stairs to first floor, laminated flooring, radiator and UPVC window to front.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, tiled flooring, part tiled walls and two UPVC windows to rear.

LOUNGE

12' 11" x 11' 5" (3.94m x 3.48m) (approx.) UPVC window to front, radiator, brick built fireplace, artex and coving.

KITCHEN/BREAKFAST

12' 4" x 11' 5" (3.76m x 3.48m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, part tiled, extractor fan, integrated oven, hob, radiator, under stairs cupboard, tiled flooring, walk in pantry and fridge freezer space.

UTILITY

7' 5" x 5' 10" (2.26m x 1.78m) (approx.) Tiled flooring, plumbing and space for washing machine and dishwasher and glazed door to conservatory.

CONSERVATORY

10' 3" x 9' 8" (3.12m x 2.95m) (approx.) Lean to style, UPVC construction, radiator, tiled flooring and UPVC French doors to garden.

LANDING

Boiler cupboard and eaves access.

BEDROOM ONE

12' 0" x 11' 8" (3.66m x 3.56m) (approx.) UPVC window to front, fully fitted wardrobes and radiator.

BEDROOM TWO

12' 0" x 9' 3" (3.66m x 2.82m) (approx.) UPVC window to rear, fitted wardrobes, ? and airing cupboard.

OUTSIDE

Front- Gravel driveway, off road parking for multiple cars, brick block paving, tree, mature shrubs and single garage.

Rear garden- Paved patio area, laid to lawn, tree, mature shrubs, shed and gated side access.

SINGLE GARAGE

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.

