



15 Wendover Mews, Bourne, Lincolnshire PE10 9LW

£180,000



WELL PRESENTED EXTENDED HOME Rosedale are delighted to offer to the market this lovely extended home close to local amenities as well as easy access to Bourne town centre. The property would suit a first time buyer or someone looking to downsize or invest in buy-to-let. There are two double bedrooms, a refitted walk-in shower room, entrance hall, refitted kitchen, extended lounge/diner, conservatory, rear lobby with a cloakroom access to the garden and to the rear of the garage. The property is also being sold with no onward chain. To fully appreciate this home viewings are highly recommended. EPC Energy Rating D/Council Tax Band A.

ENTRANCE HALL

Half glazed door to front, laminated flooring, stairs to first floor and storage heater.

KITCHEN

11' 0" x 6' 8" (3.35m x 2.03m) (approx.) Refitted with a range of base and eye level units, stainless steel sink unit, integrated oven, hob, extractor fan, fridge space, plumbing and space for washing machine and UPVC window to front.

LOUNGE/DINER

22' 3" x 13' 1" (6.78m x 3.99m) (approx.) Cupboard, fireplace, storage heater and wall mounted light fittings.

REAR LOBBY

Half glazed door to garden, door to garage and loft space.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, storage heater, tiled walls and UPVC window to rear.

CONSERVATORY

10' 1" x 9' 4" (3.07m x 2.84m) (approx.) Lean to style, brick base, storage heater and UPVC window to rear.

LANDING

Storage heater and cupboard.

BEDROOM ONE

13' 1" x 9' 11" (3.99m x 3.02m) (approx.) Fitted wardrobes and two UPVC windows to rear.

BEDROOM TWO

13' 1" x 9' 0" (3.99m x 2.74m) (approx.) UPVC window to front and cupboard.

BATHROOM/SHOWER ROOM

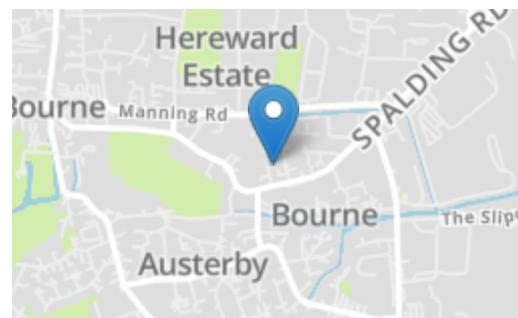
Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, artex and coving, heated towel rail and UPVC window to side.

OUTSIDE

Paved patio 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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

