



49 Stephenson Way, Bourne, Lincolnshire PE10 9DD

£235,000



ANOTHER FANTASTIC OPPORTUNITY Rosedale Property Agents are delighted to present to the market this linked-detached Alison home, ideally situated in one of Bourne's most sought-after locations. This property offers an excellent opportunity for buyers looking to create a wonderful family home. The property requires full refurbishment providing fantastic potential for personalisation and improvement. The accommodation comprises three bedrooms and a family bathroom to the first floor. The ground floor offers an entrance hall, spacious lounge, dining area, kitchen, utility room and cloakroom. Externally the property benefits from a driveway to the front leading to a garage, along with side access to a private south-facing rear garden. Early viewing is highly recommended to fully appreciate the potential this property has to offer. EPC: D. Council Tax Band: C

ENTRANCE HALL

Glazed door to front, window to front, stairs to first floor and radiator.

LOUNGE

15' 0" x 12' 4" (4.57m x 3.76m) (approx.) Window to front, radiator and doors to:

DINING ROOM

11' 11" x 9' 9" (3.63m x 2.97m) (approx.) Window to rear, radiator and hatch to:

KITCHEN

11' 9" x 8' 6" (3.58m x 2.59m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, part tiled walls, eye level oven, hob, wall mounted gas boiler, walk in pantry with fridge freezer space, under stairs cupboard, radiator and UPVC window to rear.

UTILITY

8' 0" x 5' 11" (2.44m x 1.80m) (approx.) Plumbing and space for washing machine, window to rear, half glazed door to garden, radiator and door to:

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin and 1/2 tiled walls.

LANDING

Loft access and window to side.

BEDROOM ONE

12' 9" x 11' 0" (3.89m x 3.35m) (approx.) UPVC window to rear, radiator and airing cupboard.

BEDROOM TWO

14' 0" x 10' 11" (4.27m x 3.33m) (approx.) Window to front and radiator.

BEDROOM THREE

9' 3" x 7' 6" (2.82m x 2.29m) (approx.) Window to rear and radiator.

BATHROOM

Fitted with a three piece comprising WC, wash hand basin and bath, part tiled walls, radiator and window to rear.

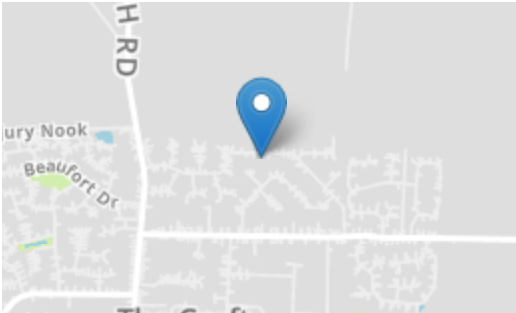
OUTSIDE

To the front of the property there is a concrete driveway with off road parking leading to the single garage, lawned and mature shrubs.

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

