



37 Stanley Street, Bourne, Lincolnshire PE10 9BJ

£180,000



*** PERIOD PROPERTY WITH SOUTH FACING GARDEN *** Rosedale Property Agents are delighted to offer to the market this spacious, period semi detached property located within easy access to Bourne town centre and local amenities. This property is being sold with no onward chain and would benefit from some updating which is reflected within the asking price. Accommodation includes lounge, dining room, kitchen, utility, WC and large walk-in cupboard beneath the stairs. Upstairs are two double bedrooms and bathroom and outside is a good sized, south facing, mature garden. To fully appreciate this opportunity viewings are highly recommended. EPC Energy Rating D/Council Tax band B.

ENTRANCE

Entrance to side, UPVC door to side and stairs to first floor.

LOUNGE

14' 5" x 14' 0" (4.39m x 4.27m) (approx.) UPVC window to front, radiator and fireplace.

DINING AREA

14' 5" x 14' 1" (4.39m x 4.29m) (approx.) Tiled flooring, exposed brick walling, radiator, UPVC windows to rear and side and arch to kitchen.

KITCHEN

12' 5" x 9' 4" (3.78m x 2.84m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, cooker space, tiled flooring, fridge space, part tiled walls, cupboard with boiler, UPVC window to side and glazed door to side.

UTILITY

8' 8" x 8' 5" (2.64m x 2.57m) (approx.) Plumbing and space for washing machine and tumble dryer, fridge freezer space, tiled flooring and UPVC window to side.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, electric towel rail and UPVC window to rear.

LANDING

Laminated flooring and UPVC window to side.

BEDROOM ONE

14' 3" x 14' 0" (4.34m x 4.27m) (approx.) UPVC window to rear, cupboard and dado rail.

ENSUITE/BATHROOM

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

BEDROOM TWO

14' 5" x 14' 2" (4.39m x 4.32m) (approx.) UPVC window to front.

OUTSIDE

Rear garden- Shed/Green house, laid to lawn, enclosed by fencing and walling.

Front- Mature hedging and path at the side leading to entrance.

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.

