



11 Torfrida Drive, BOURNE, Lincolnshire PE10 9QF

£220,000



*****SEMI DETACHED FAMILY HOME***** Rosedale are delighted to bring this popular style of property to the market with no onward chain. Located in a desirable area of Bourne close to the local school, Bourne woods and local amenities. The property has three bedrooms, family bathroom, lounge/diner, conservatory, cloakroom and kitchen. Outside there is a driveway leading to a single garage and a fully enclosed rear garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band B.

ENTRANCE HALL

UPVC door to front, radiator, stairs to first floor and cupboard.

KITCHEN/BREAKFAST

9' 9" x 7' 8" (2.97m x 2.34m) (approx.) UPVC windows to front and side, integrated oven, gas hob, stainless steel sink unit, plumbing and space for a washing machine, tumble dryer space, part tiled walls and radiator.

LOUNGE/DINER

15' 11" x 13' 10" (4.85m x 4.22m) (approx.) UPVC window to rear, radiator and UPVC French doors to conservatory.

CONSERVATORY

9' 3" x 9' 3" (2.82m x 2.82m) (approx.) UPVC construction, brick base, tiled flooring and UPVC French doors to garden.

LANDING

Cupboard.

BEDROOM ONE

11' 0" x 8' 10" (3.35m x 2.69m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO

10' 8" x 8' 9" (3.25m x 2.67m) (approx.) UPVC window to front, radiator and fitted wardrobe.

BEDROOM THREE

7' 0" x 6' 7" (2.13m x 2.01m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, part tiled walls, heated towel rail and UPVC window to front.

OUTSIDE

Front- Single garage, off road parking, paved frontage, mature hedging, iron gates to garage and gated side access.

Rear- Laid to lawn, gravel patio, enclosed by fencing, rear door to garage and shed.

GARAGE

Single garage with up and over door.

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.

