



7 Essex Way, Bourne, Lincolnshire PE10 9NH

£200,000



*****SEMI DETACHED HOME WITH SINGLE GARAGE CONVENIENT FOR TOWN CENTRE***** Offers In Excess Of £200,000 are invited for this semi detached house situated in a popular cul de sac which would make an ideal buy to let investment or first time buy . The property offers an open plan lounge and dining room, kitchen and cloakroom to the ground floor and upstairs there are three bedrooms and a family bathroom. Outside there is a side driveway providing off road parking leading to a single garage. **VIEWING HIGHLY RECOMMENDED.** EPC Energy Rating C/Council Tax Band B

ENTRANCE HALL

UPVC double glazed door to front aspect, stairs to first floor accommodation.

CLOAKROOM

Fitted with low level WC, wash hand basin, UPVC double glazed window to front aspect.

LOUNGE

13' 0" x 15' 0" (3.96m x 4.57m) (approx.) UPVC double glazed window to front aspect, gas fire with brick surround, radiator and under stairs storage cupboard. Open to:

DINING ROOM

8' 1" x 7' 1" (2.46m x 2.16m) (approx.) Radiator and UPVC double glazed doors to garden.

KITCHEN

8' 1" x 7' 1" (2.46m x 2.16m) (approx.) Fitted with a range of base and wall units, stainless steel drainer sink with mixer tap over, electric oven, gas hob, fitted work top, space and plumbing for washing machine, UPVC double glazed window to rear aspect. tiled floor, radiator and back door leading to garden.

LANDING

Loft access and storage cupboard.

BEDROOM ONE

11' 0" x 10' 1" (3.35m x 3.07m) (approx.) Radiator and UPVC double glazed window to front aspect.

BEDROOM TWO

12' 1" x 10' 1" (max) (3.68m x 3.07m) (approx.) Radiator and UPVC double glazed window to rear aspect.

BEDROOM THREE

8' 1" x 5' 1" (2.46m x 1.55m) (approx.) Radiator and UPVC double window to rear aspect.

BATHROOM

Fitted with three piece suite comprising bath with shower over and shower screen fitted, low level WC and wash hand basin. Radiator, tiled floors and UPVC double glazed window to front aspect.

SINGLE GARAGE

Up over door, door to garden and power and light connected.

OUTSIDE

The front is open plan with mature shrubs and to the side there is a gravel driveway offering off road parking for two/three cars leading to the single garage.

The rear garden is mainly laid to lawn with established borders, patio and side gate.

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.

