



18 Austerby Close, Bourne, Lincolnshire PE10 9HR

£160,000



*****MODERNISED THROUGHOUT***** Rosedale Property Agents are delighted to present to the market this beautifully presented mid-terrace home, ideally located within a quiet cul-de-sac close to Bourne town centre and local schools. The property has been extensively updated by the current owner and benefits from a refitted kitchen, refitted bathroom, new radiators, new flooring, and has been redecorated throughout. The home offers a warm and welcoming feel, making it an ideal purchase for first-time buyers or investors alike. Upon entering the property, the modern kitchen is situated to the front, with a hallway leading through to a light and airy lounge/dining room overlooking the rear garden. Upstairs, there are two well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes, along with a stylish refitted family bathroom. Externally, the property features a low-maintenance rear garden and allocated parking to the side. To fully appreciate the quality and location of this lovely home, early viewing is highly recommended. EPC Energy Rating: C | Council Tax Band: A

ENTRANCE HALL

Door to front, cupboard, radiator and laminate flooring.

KITCHEN

9' 1" x 8' 10" (2.77m x 2.69m) (approx.) Refitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, cooker space, integrated dishwasher, plumbing and space for washing machine, fridge freezer space and UPVC window to front.

LOUNGE

14' 3" x 12' 4" (4.34m x 3.76m) (approx.) UPVC window to rear, laminate flooring, radiator and stairs to first floor.

LANDING

Loft access and cupboard housing boiler.

BEDROOM ONE

11' 5" x 9' 4" (3.48m x 2.84m) (approx.) UPVC window to rear, built in wardrobe and radiator.

BEDROOM TWO

8' 8" x 7' 0" (2.64m x 2.13m) (approx.) UPVC window to front and radiator.

BATHROOM

Refitted 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 rear.

OUTSIDE

The rear garden is mainly gravelled with paved patio, shed 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.

