



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**16 Stratford Place, Bourne, Lincolnshire PE10 0YS**

**£225,000**



\*\*\* VERY POPULAR STYLE MODERN HOME \*\*\* Rosedale Property Agents are delighted to present to the market this lovely, well maintained semi detached house within easy access to Bourne grammar school and the town centre. The property is situated down a private driveway set back from the road and upstairs there are three bedrooms with ensuite to master and a family bathroom. Downstairs, off the entrance hall, there is a cloakroom and lounge through to the kitchen/diner with French doors leading to the garden. Outside there is allocated parking for two vehicles. The property is very well presented throughout and would make a lovely first time buyers home. To fully appreciate it, viewings are highly recommended. EPC Energy Rating B/Council Tax Band B

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## ENTRANCE HALL

Composite door to front, tiled flooring, stairs to first floor and modern radiator.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, extractor fan and radiator.

## LOUNGE/DINER

16' 1" x 11' 9" (4.90m x 3.58m) (approx.) UPVC window to front and side, media wall, panelled walls and radiator.

## KITCHEN/BREAKFAST

14' 10" x 11' 3" (4.52m x 3.43m) (approx.) Refitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, part tiled walls, breakfast bar, integrated oven, hob, extractor fan, plumbing and space for washing machine and tumble dryer, fridge freezer space and modern radiator.

## LANDING

Loft access, radiator and airing cupboard.

## BEDROOM ONE

13' 8" x 8' 4" (4.17m x 2.54m) (into wardrobe recess.) (approx.) UPVC window to front and radiator.

## ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, shaver point, heated towel rail, extractor fan and UPVC window to side.

## BEDROOM TWO

10' 1" x 8' 4" (3.07m x 2.54m) (approx.) UPVC window to rear and radiator.

## BEDROOM THREE

8' 8" x 6' 3" (2.64m x 1.91m) (approx.) UPVC window to front and radiator.

## BATHROOM

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

## OUTSIDE

The front of the property has off road allocated parking.

The rear garden is low maintenance with paved patio, stone chips, pergola, shed, 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.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

