



**136 Beech Avenue, Bourne, Lincolnshire PE10 9RB**

**£285,000**



**\*\*\*PARKER BUILT DETACHED HOME\*\*\*** Rosedale are delighted to offer to the market this well presented family home in the sought after area of Beech Avenue for offers in excess of £285,000. The property is located within easy access to Bourne town centre, and local schools. This property is being sold with no onward chain and has three double bedrooms, a refitted bathroom, a large walk-in cupboard in bedroom two ideal for a potential ensuite.(STP) Downstairs there is a bay fronted lounge to the front, cloakroom off the hall and an open plan kitchen/diner overlooking the South facing garden. To the front there is ample off road parking for a number of vehicles, leading to the garage. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band C.

**ENTRANCE HALL**

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

**CLOAKROOM**

Fitted with a two piece suite comprising WC and wash hand basin, radiator and UPVC window to side.

**LOUNGE**

15' 4" x 13' 0" (4.67m x 3.96m) (approx.) UPVC bay window to front, radiator and dado rail.

**KITCHEN/BREAKFAST**

20' 11" x 12' 2" (6.38m x 3.71m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, plumbing and space for washing machine, integrated oven, hob, extractor fan, integrated fridge freezer, radiator, under stairs cupboard, UPVC window to rear, half glazed door to rear, UPVC French doors to conservatory.

**CONSERVATORY**

18' 5" x 11' 6" (5.61m x 3.51m) (approx.) Brick base, ceiling fan, UPVC French doors to garden and half glazed door to side.

**LANDING**

Loft access.

**BEDROOM ONE**

11' 8" x 11' 5" (3.56m x 3.48m) (approx.) UPVC window to front and side, radiator and cupboard.

**BEDROOM TWO**

15' 1" x 8' 4" (4.60m x 2.54m) (approx.) UPVC window to rear, radiator and boiler cupboard.

**BEDROOM THREE**

11' 5" x 8' 10" (3.48m x 2.69m) (approx.) UPVC window to front and radiator.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, radiator and UPVC window to side.

**OUTSIDE**

Front- Gravel frontage and driveway, laid to lawn and mature shrubs.

Rear garden- Laid to lawn, paved patio area, 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.

