



12 Kestrel Drive, Bourne, Lincolnshire PE10 0BX

£225,000



*****POPULAR LOCATION CLOSE TO SCHOOLS AND AMENITIES***** Rosedale are delighted to offer to the market this well presented modern property located within a small modern development on the South side of Bourne. This property has a number of benefits including, solar panels, air conditioning unit, water softener, an electric garage door. The property has a good size plot, with extra parking and a low maintenance rear garden. There are three bedrooms main with ensuite, a family bathroom, dual aspect lounge with a conservatory off, kitchen/breakfast, and cloak room. Outside the rear garden is fully enclosed with a small shed a courtesy door to the garage and a paved patio area with a small hot tub on. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band C.



ENTRANCE HALL

Half glazed door to front, stairs to first floor, radiator, laminated flooring and UPVC window to front.

LOUNGE

16' 4" x 10' 7" (4.98m x 3.23m) (approx.) UPVC window to front, laminated flooring, two radiators and French doors to conservatory.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, laminated flooring and UPVC window to front.

CONSERVATORY

9' 4" x 6' 11" (2.84m x 2.11m) (approx.) UPVC lean to style, laminated flooring and French doors to garden.

KITCHEN/BREAKFAST

16' 4" x 14' 0" (4.98m x 4.27m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, gas hob, extractor fan, integrated dishwasher and washing machine, fridge freezer space, tiled flooring, cupboard, radiator, UPVC window to rear and front and half glazed door to garden.

LANDING

Radiator and UPVC window to rear.

BEDROOM ONE

12' 11" x 11' 3" (3.94m x 3.43m) (approx.) Two UPVC windows to front, radiator and fitted wardrobe.

ENSUITE

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

BEDROOM TWO

11' 0" x 10' 11" (3.35m x 3.33m) (approx.) UPVC window to front, radiator, cupboard and loft access.

BEDROOM THREE

7' 7" x 7' 3" (2.31m x 2.21m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin, bath with mixer tap and shower over, 3/4 tiled walls, tiled flooring, downlights, shaver point, mirror and UPVC window to rear.

OUTSIDE

Off road parking on the driveway and single garage.

The low maintenance rear garden is paved with shed, enclosed by fencing, gated side access and door to garage.

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.

