

'Making your move easier'



12 Kestrel Drive, Bourne, Lincolnshire PE10 0BX

£225,000





POPULAR LOCATION CLOSE TO SCHOOLS AND AMENITIESRosedale 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.

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т: 01778 420011



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ENTRANCE HALL

Half glazed door to front, stairs to first floor, radiator, laminated 11' 0" x 10' 11" (3.35m x 3.33m) (approx.) UPVC window to front, flooring and UPVC window to front.

LOUNGE

two radiators and French doors to radiator. laminated flooring, 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, Off road parking on the driveway and single garage. 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

radiator, cupboard and loft access.

BEDROOM THREE

16' 4" x 10' 7" (4.98m x 3.23m) (approx.) UPVC window to front, 7' 7" x 7' 3" (2.31m x 2.21m) (approx.) UPVC window to rear and

BATHROOM

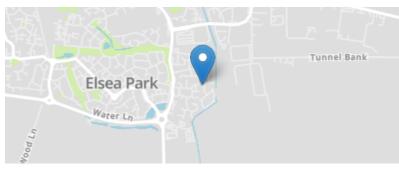
Fitted with a three piece suite comprising WC, wash hand basin, bath with mixer tap and shower over, 3/4 tiled walls, tiled flooring, downlights, shaver point, mirror and UPVC window to rear.

OUTSIDE

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.





m part or all of an offer or contract. Any measurements included are for guidance only and, as such, must the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither firmed or verified the legal title of the property. All prospective purchasers must satisfy them such details provided by us. We accept no ing or future defects relating to any property. Any pla scale and are meant as a guide only

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