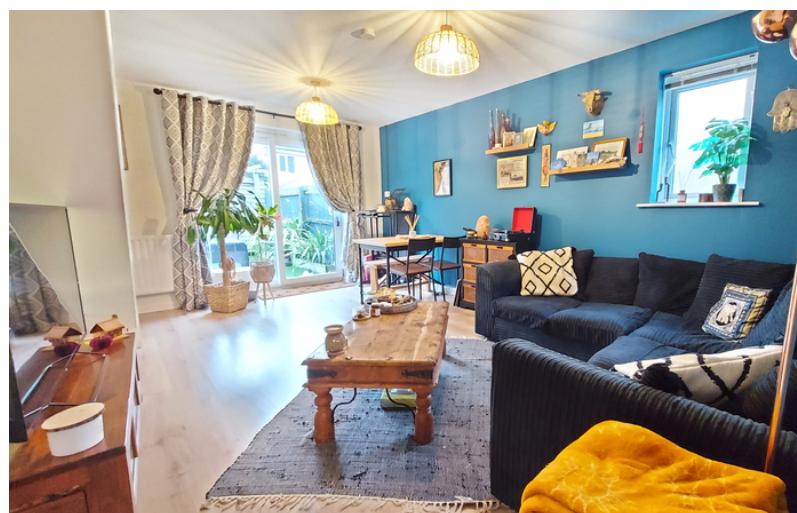



**28 Essex Way, Bourne, Lincolnshire PE10 9NH**
**£175,000**


\*\*\*IDEAL FIRST-TIME BUYER HOME\*\*\* Rosedale Property Agents are delighted to present this semi-detached home located within easy access to Bourne town centre and local schools. The property is presented very well and benefits from a refitted bathroom, low-maintenance garden and two allocated parking spaces. The accommodation comprises an entrance hall, kitchen, lounge/diner, two bedrooms and a family bathroom and has an open frontage and a fully enclosed rear garden. To fully appreciate this home, viewings are highly recommended. EPC Energy Rating C - Council Tax Band A.

## ENTRANCE HALL

UPVC door to front and radiator.

## KITCHEN

8' 7" x 7' 2" (2.62m x 2.18m) (approx.) Fitted with a range of base and eye level units, sink unit, part tiled walls, integrated oven, hob, extractor fan, fridge freezer space, plumbing and space for washing machine, wall mounted gas boiler, radiator and UPVC window to front.

## LOUNGE

16' 5" x 12' 8" (5.00m x 3.86m) (approx.) UPVC window to side, stairs to first floor, laminate flooring and UPVC patio doors to garden.

## LANDING

Loft access. (Loft is boarded)

## BEDROOM ONE

12' 2" x 9' 4" (3.71m x 2.84m) (approx.) UPVC window to rear, radiator and cupboard.

## BEDROOM TWO

9' 10" x 6' 5" (3.00m x 1.96m) (approx.) UPVC window to front, radiator and two wardrobes.

## BATHROOM

Newly fitted three piece suite comprising WC, wash hand basin and bath with shower over, fully tiled walls, heated towel rail, extractor fan and UPVC window to front.

## OUTSIDE

The rear garden is laid with paved patio, artificial grass and decking with built in bar and seating area, pergola, gated side access and enclosed by fencing.

Off road parking for two vehicles.

## 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.

