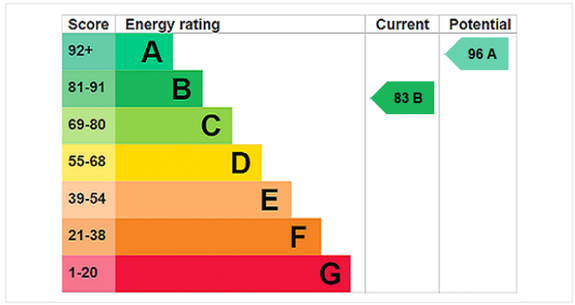
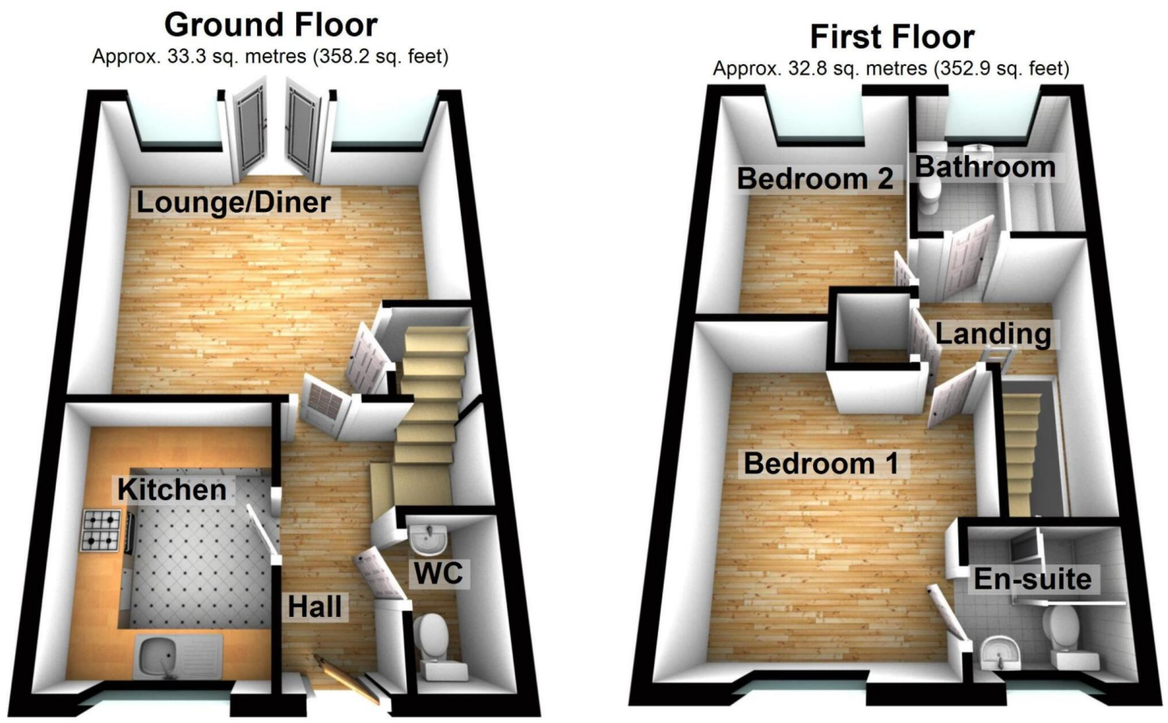
Folkestone Close, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.





Total area: approx. 66.1 sq. metres (711.1 sq. feet)







18 Folkestone Close, Bourne, Lincolnshire, PE10

£175,000 Freehold

Situated on the popular Elsea Park development in Bourne, this well-presented two-bedroom end-terrace home offers well-balanced accommodation across two floors, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The ground floor comprises an entrance hall with cloakroom, a fitted kitchen and a spacious lounge/diner with French doors opening onto the rear garden. Upstairs, there are two double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a separate family bathroom. Externally, the property offers an enclosed rear garden and allocated parking to the front.

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ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Kitchen - 9'6" x 7'5" (2.9m x 2.26m)

Lounge/Diner - 14'9" x 12'5" (4.5m x 3.78m)

Bedroom One - 10'9" x 9'7" (3.28m x 2.92m)

En Suite

Bedroom Two - 9'5" x 7'9" (2.87m x 2.36m)

Family Bathroom

Agent Note - Please note this property is subject to the Elsea Park Trust Managment Fee of approx. £290 per annum





LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

SERVICE CHARGE

Approx: £290