

EPC TO FOLLOW



## 8 Exeter Street, Bourne, Lincolnshire, PE10 9NJ

£260,000 Freehold

A superbly presented and completely renovated three-bedroom semi-detached home, ideally positioned within the town and conveniently close to Bourne's wide range of amenities with the advantage of a garage and driveway. This property offers stylish, modern living perfectly suited to first-time buyers, families, or those seeking a turn key home. The accommodation boasts a generous lounge with bay window to the front, open plan kitchen/dining room with high quality units, utility room and downstairs cloakroom. Upstairs there are three good size bedrooms and a luxury fitted bathroom suite. Outside there is a gravelled driveway providing off road parking and to the rear a generous fully enclosed garden. Please call 01778 392807 for more information. (Agent Note the front photo has been CGI enhanced with the painted render but will be painted and finished before completion)

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#### ACCOMMODATION

**Entrance Hall** - With upvc double glazed window to the side, wood effect flooring, radiator, stairs leading to the first floor and door leading to:

**Lounge** - 13'1" x 10'5" (4m x 3.18m) With upvc double glazed window to the front, radiator, power points and new carpet.

**Kitchen/Dining Room** - 17'3" x 12'8" (5.26m x 3.86m) With superb new fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units incorporating breakfast bar, built in oven and hob with extractor above, space for fridge freezer, space and plumbing for dishwasher, under stairs storage cupboard, upvc double glazed windows to the rear and side, wood effect flooring, radiator, power points and door leading to:

**Utility Room** - 9'6" x 5'2" (2.9m x 1.57m) With fitted worktop and range of cupboards, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler supplying the hot water and central heating, wood effect flooring, radiator, door to the side and door leading to:



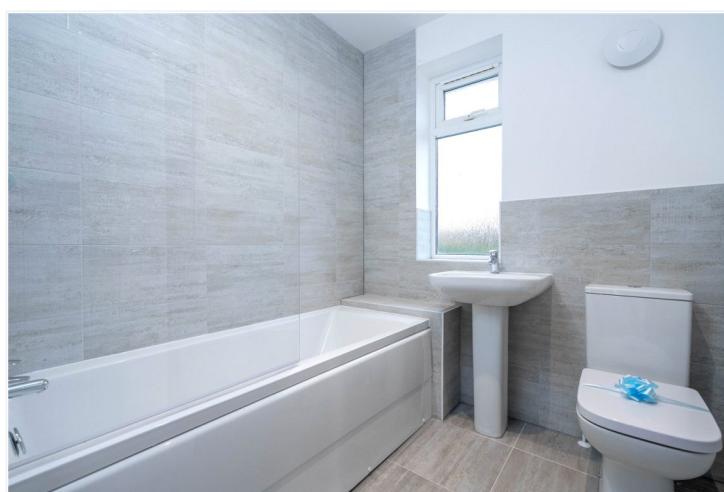
**Downstairs Cloakroom** - With low level wc, wash hand basin, part tiled walls, radiator, frosted window and wood effect flooring.



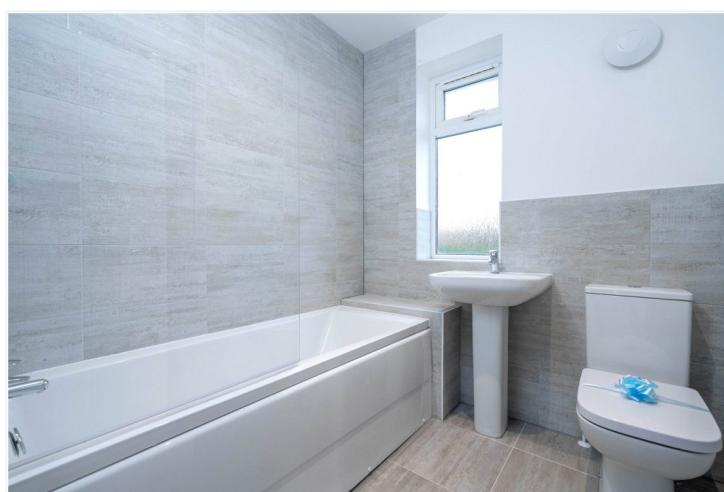
**First Floor Landing** - With upvc double glazed window to the side and door leading to:



**Bedroom One** - 13' x 10'5" (3.96m x 3.18m) With upvc double glazed window to the rear, radiator, power points and new carpet.



**Bedroom Two** - 11'6" x 10'5" (3.5m x 3.18m) With upvc double glazed window to the front, radiator, power points and new carpet.



**Bedroom Three** - 8'2" x 6'4" (2.5m x 1.93m) With upvc double glazed window to the rear, radiator, power points and new carpet.

**Family Bathroom** - Superb new fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

**Outside** - To the front there is a gravelled driveway providing ample off road parking with further drive to the side providing access to the single garage. The rear garden has a generous patio leading to a fully enclosed garden and access to the garage.

**Single Garage** - With up and over door.

#### LOCAL AUTHORITY

SOUTH KESTEVEN

#### TENURE

Freehold

#### COUNCIL TAX BAND

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