



BRADLEY JAMES

ESTATE AGENTS



15 Kestrel Drive, Bourne, Lincolnshire, PE10 0BX

Asking price £87,500

- 50% SHARED OWNERSHIP
- CLOAKROOM
- LOUNGE
- BATHROOM
- LOW MAINTENANCE REAR GARDEN
- SPACIOUS ENTRANCE HALL
- KITCHEN DINER
- TWO DOUBLE BEDROOMS
- TWO PARKING SPACES
- WALKING DISTANCE TO AMENITIES



# 15 Kestrel Drive, Bourne PE10 0BX

Situated in the desirable town of Bourne, this charming end-terrace house offers a perfect blend of comfort and convenience. Built in 2007, the property boasts a spacious entrance hall that welcomes you with ample storage and a modern cloakroom. The well-appointed kitchen diner at the front of the house is ideal for family meals and entertaining, while the generous lounge spans across the rear, providing a lovely view of the low-maintenance garden.

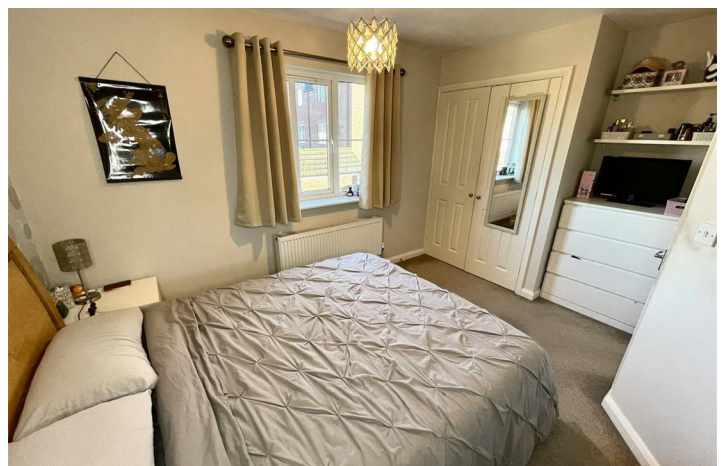
This delightful home features two double bedrooms, both of which are generously proportioned, ensuring plenty of space for relaxation and rest. The modern bathroom is tastefully designed, catering to all your needs. Outside, you will find a low-maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep.

Parking is a breeze with two allocated spaces conveniently located right outside your front door. The property is situated within walking distance of Bourne's local amenities, with the town centre just a 10-15 minute stroll or a quick 5-minute drive away. On your doorstep, you will find Lidl, Tesco, McDonald's, a convenience store, and the Sugar Mill Pub, making everyday errands and leisure activities easily accessible.

This property is available on a 50% shared ownership scheme, making it an excellent opportunity for first-time buyers or those looking to downsize. With great road links connecting you to Stamford, Spalding, and Peterborough, this home is not only a comfortable retreat but also a gateway to the wider region. Don't miss the chance to make this lovely house your new home.



Council Tax Band: B



### Entrance Hall

Go through the obscured double glazed front door into the entrance hall which is 15'3 ft in length and has stairs leading off to the first floor accommodation. There's a storage cupboard, under stairs storage cupboard, radiator, power point's and telephone point

### Cloakroom

WC with push button flush, wash basin with taps over and tile splash back, radiator and extractor fan

### Kitchen Diner

11'3 x 7'6

UPVC double glazed window to the front, base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, space and point for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine, tile splashback, tiled floor, radiator, power points, skimmed ceiling with inset spotlights

### Lounge

13'8 x 11,8

Double glazed window to the rear and then obscured double glazed door to the rear garden, radiator, power point's, TV point, telephone point.

### Landing

Radiator, power point's, skimmed ceiling, loft hatch and airing cupboard with wall mounted gas boiler

### Bedroom 2

13'8 x 10'6 narrowing to 7'4

UPVC double glazed window to the front, radiator, power points and skimmed ceiling

### Bedroom 1

13'8 x 10'3

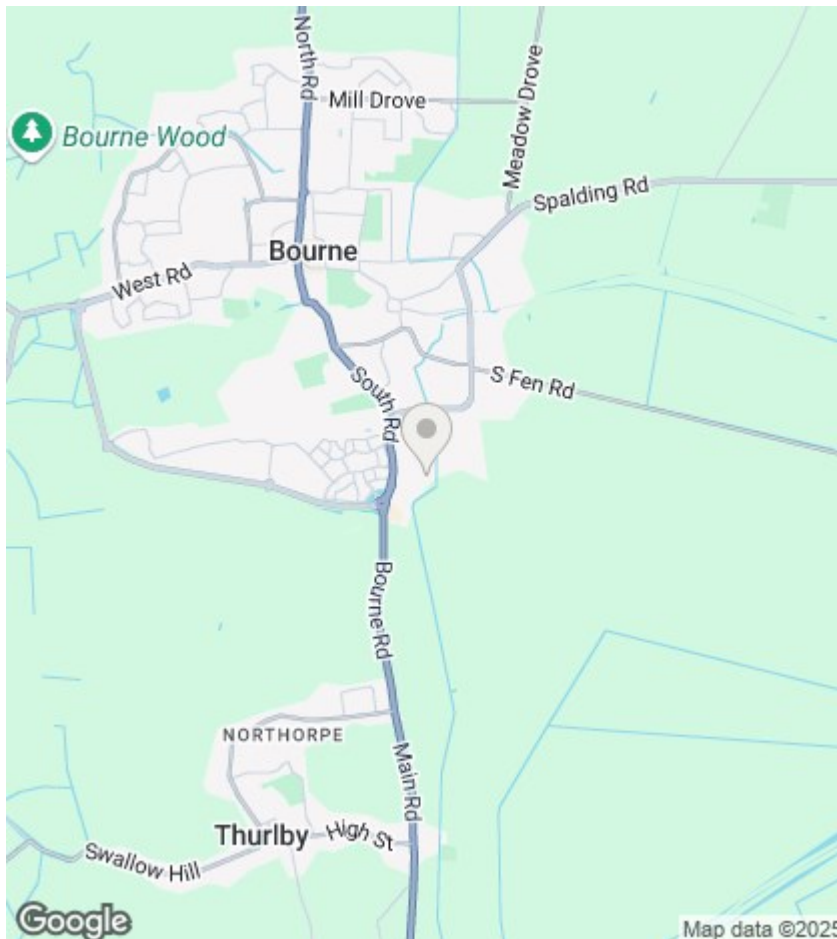
UPVC double glaze window to the rear, built-in fitted wardrobes, radiator, power points and skimmed ceiling

### Bathroom

Panel bath with mixer taps over and a mixer tap shower over, hand wash basin with taps over and tile splashback, wall mounted medicine cabinet, WC with pushbutton flush, shaver point, extractor fan and wall mounted heated towel rail

### Outside

To the outside there's block paved off-road parking for two cars, side gated access, leading to your rear garden which is enclosed by panel fencing. There's a decking seating area. It's all low maintenance being laid to slate chipping, patio, Astroturf, and decking. There's a shed.



## Directions

## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

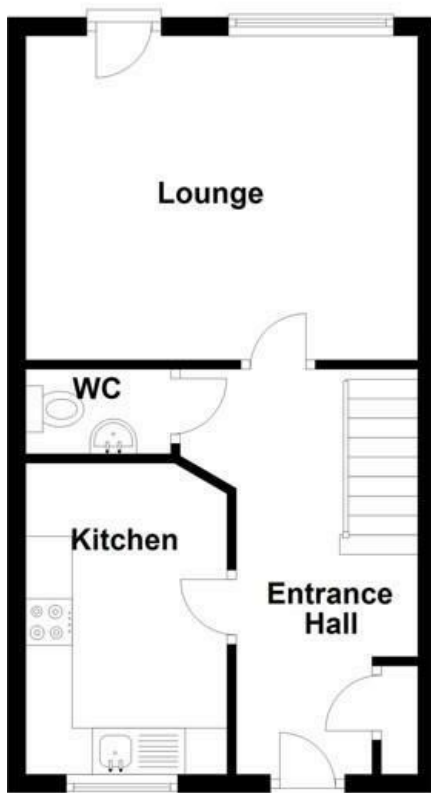
## EPC Rating:

C

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>74</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

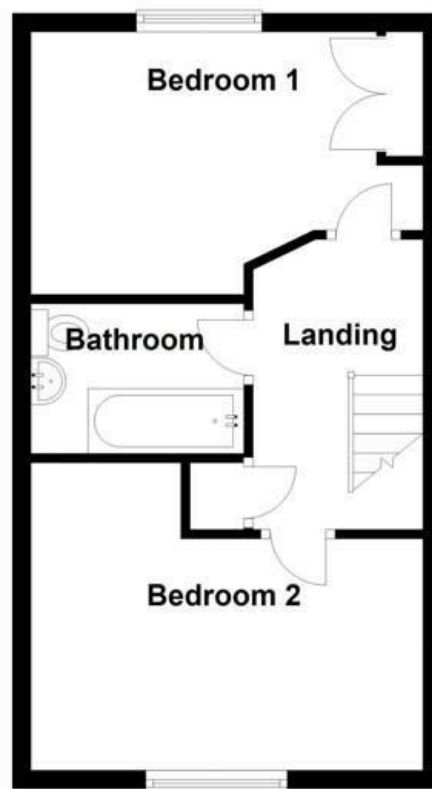
### Ground Floor

Approx. 33.6 sq. metres (362.2 sq. feet)



### First Floor

Approx. 33.6 sq. metres (362.2 sq. feet)



Total area: approx. 67.3 sq. metres (724.4 sq. feet)