

7 Baldwin Grove
Bourne
PE10 9TQ

£220,000



Modern Detached House

Kitchen/Diner

Replacement Double Glazing

Central Town Location

Single Garage

Refitted Bathroom

3 Bedrooms

South Facing Rear Garden

Replacement Gas Boiler



GENERAL DESCRIPTION:

Considered an ideal first home this modern detached house is conveniently located for Bourne's town centre and all the amenities that it has to offer including schooling and shopping.

The property has the benefit of 3 bedrooms and a replacement gas fired central heating boiler.

The bathroom has also been refitted.

Downstairs there is a pleasant lounge and a dining kitchen with utility room addition.

The rear garden is a lovely feature being South facing, and there is a garage.

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ENTRANCE PORCH

With uPVC double glazed entrance door and with uPVC double glazed windows to either side, uPVC double glazed door to:-

ENTRANCE HALL

With stairs to the first floor.

LOUNGE 16' 5" x 9' 2" (5.0m x 2.8m) Max

With living flame effect electric fire with feature surround, uPVC double glazed window to the side, uPVC double glazed box bay window to the front, uPVC double glazed French door to the garden, two radiators.

KITCHEN 16' 5" x 8' 6" (5.0m x 2.6m) Max

With dining area having radiator and uPVC double glazed window to the front. Opens to the Kitchen area with single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers with worktops and eye level cupboards, space for cooker, fridge and for a freezer, uPVC double glazed window to the rear, large walk in cupboard housing Worcester gas boiler installed 2021, uPVC double glazed door to:-

UTILITY ROOM 8' 10" x 5' 7" (2.7m x 1.7m) Max

With plumbing for dishwasher, space for dryer, worktops, base and wall cupboards, uPVC double glazed window to the rear, uPVC double glazed door to the garden.

LANDING

With uPVC double glazed window to the rear.

BEDROOM 1 10' 2" x 10' 2" (3.1m x 3.1m) Max

With a range of built in wardrobes having hanging rail and shelving, radiator, uPVC double glazed window to the front.

BEDROOM 2 9' 6" x 7' 10" (2.9m x 2.4m) Max

With radiator, uPVC double glazed window to the front, airing cupboard with radiator.

BEDROOM 3 8' 6" x 6' 7" (2.6m x 2.0m) Max

With radiator, uPVC double glazed window to the rear, access to loft space, which is part boarded.

BATHROOM

Refitted and comprising low level WC, vanity wash hand basin with cupboards under, panelled bath with glass shower screen, heated towel rail, uPVC double glazed window to the rear.

OUTSIDE

REAR GARDEN

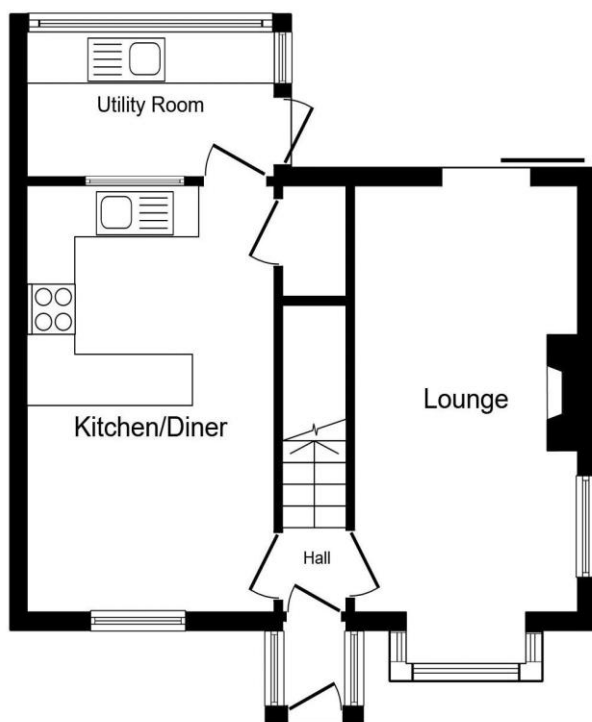
The rear garden is a lovely feature and is South facing. It has a paved patio and path between granite chipped areas, attractive borders, walled and fenced to all sides.

GARAGE 19' 0" x 8' 6" (5.8m x 2.6m) Max

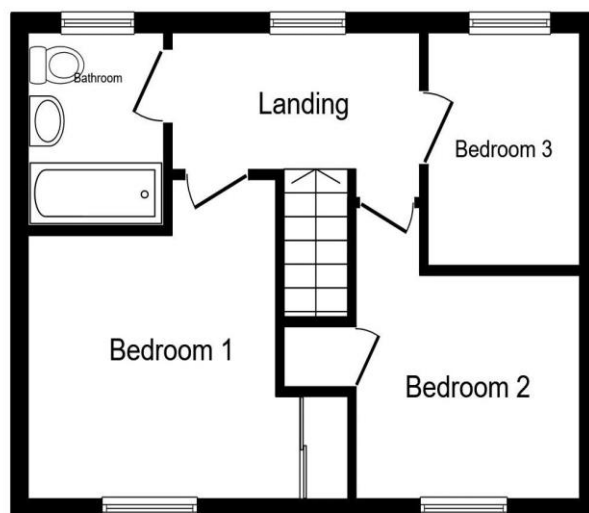
With up and over door, light and power, door and window to the side.

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band B