

34 Foxley Court, Bourne, Lincs, PE10 9TY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		68	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Positioned at the end of a cul de sac, with the advantage of open fields to the side, is this will presented three bedroom home. Entering the property, there is an entrance hall leading into the generous sitting room with bay window providing great natural light. There is also a kitchen diner with pantry cupboard and a back door leading onto the rear garden.

Upstairs is a good sized main bedroom, with two further bedrooms and a family bathroom making it a great home for families or couples alike.

The garden is mainly laid to lawn with a patio area and shed. To the front is a driveway creating convenient off street parking.

AGENT NOTE: Photos taken prior to current tenancy

£975 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Three bedroom home
- Driveway parking
- Well presented throughout
- Holding deposit: £225 Deposit: £1125

- End of cul de sac location
- Modern kitchen and bathroom
- Good size garden with shed
- EPC: C Council Tax: B



ACCOMMODATION:

Entrance Hallway

Lounge

5.38m into bay x 3.20m (17'7" into bay x 10'5")

Kitchen Diner

4.19m x 2.77m (13'8" x 9'1")

First floor landing

Principle Bedroom

4.22m x 2.82m (13'10" x 9'3")

Bedroom Two

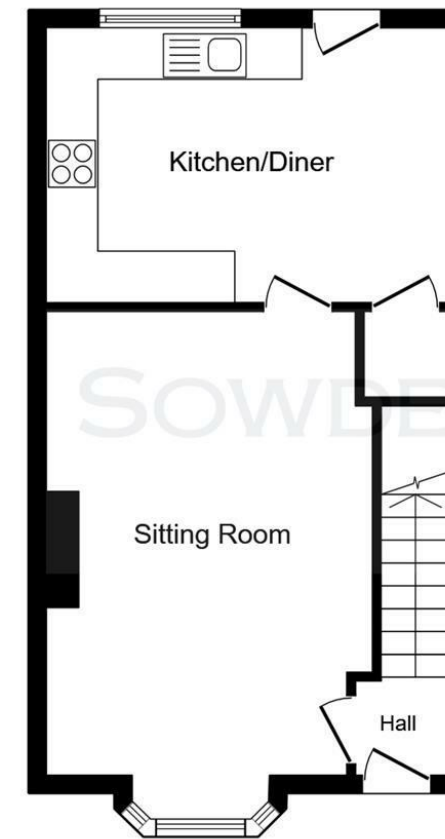
3.05m x 1.93m (10'0" x 6'3")

Bedroom Three

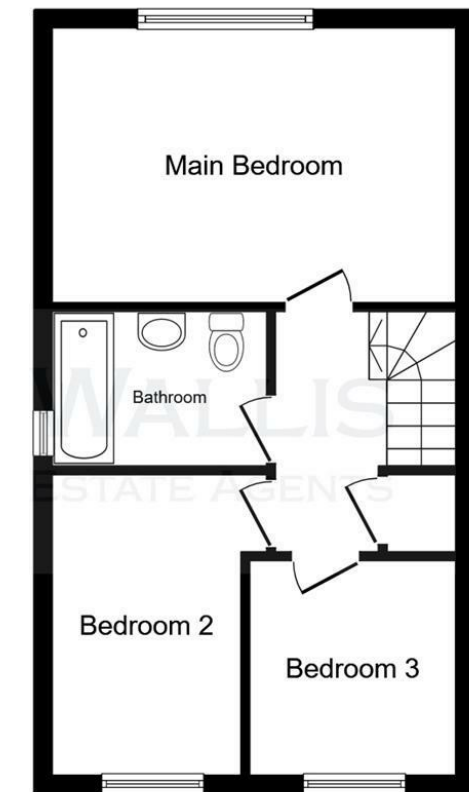
2.16m x 2.13m (7'1" x 6'11")

Family bathroom

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io