



BRADLEY JAMES

ESTATE AGENTS



15 Catterick Road, Bourne, PE10 0XT

Asking price £179,950

- OPEN PLAN LIVING
- CLOAKROOM
- FRENCH DOORS FROM LOUNGE TO REAR GARDEN
- OFF ROAD PARKING FOR TWO
- WALKING DISTANCE TO LOCAL PARK
- INTEGRATED KITCHEN APPLIANCES
- UTILITY CUPBOARD
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO LOCAL SCHOOL

15 Catterick Road, Bourne PE10 0XT

Bradley James Estate Agents are pleased to offer for sale this modern semi detached house which is nestled on Catterick Road in Bourne.

This modern semi-detached house, built in 2018, offers a delightful blend of contemporary living and convenience. As you step inside, you are greeted by a practical utility cupboard, cleverly designed to house your washing machine and tumble dryer behind double doors. To your left, a cloakroom provides added functionality for guests.

The heart of the home is the open-plan lounge and kitchen area, which is perfect for both relaxation and entertaining. The kitchen boasts integrated appliances, including a fridge, freezer, and a slimline dishwasher, ensuring that your culinary needs are well catered for. French doors from the lounge lead you to a beautifully landscaped rear garden, complete with side gated access, outdoor power points, a tap, and a charming patio and decking seating area, ideal for enjoying sunny afternoons.

On the first floor, you will find two spacious double bedrooms, complemented by a modern bathroom that meets all your needs. The property also features a small front garden with side access leading to the rear, enhancing the overall appeal.

For your convenience, there are two designated parking spaces. The location is particularly advantageous, being within walking distance to a local school and park. A mere ten-minute stroll or a two-minute drive will take you to nearby amenities, including a local pub, Lidl, and McDonald's. The town centre, just a short drive away, offers a variety of shops, including Marks and Spencer, as well as a selection of pubs and restaurants.

This property is an excellent opportunity for those seeking a modern home in a vibrant community.

There is a management charge of £28 per month for the upkeep of the estate.



Council Tax Band: A



Open Plan Kitchen/Lounge

22'4 x 13'1

Composite obscured double glazed front door and window to the front, then walking into the entrance hall which has a utility cupboard with space and plumbing for washing machine, space and point for tumble dryer, power point and a door to the cloakroom. Open plan kitchen, UPVC double glazed French doors and windows to the rear going onto the landscaped rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated half sized double oven with four burner gas hob and extra extractor over, integrated fridge, integrated freezer, integrated slimline dishwasher, in the lounge, radiator, power points, TV points, telephone point and skimmed ceiling.

Cloakroom

UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with mixer tap over, tiled floor, radiator and skimmed ceiling with extractor fan.

Landing

Radiator, power points, loft hatch and skimmed ceiling.

Bathroom

Panel bath with taps over, built-in mixer shower over with a showerhead on a sliding adjustable rail, shower screen, pedestal wash hand basin with mixer tap over, WC with push button flush, double shaver points, wall mounted heated towel rail, skimmed ceiling and extractor fan.

Bedroom 1

13'1 x 7'7

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

Bedroom 2

13'1 x 8'0

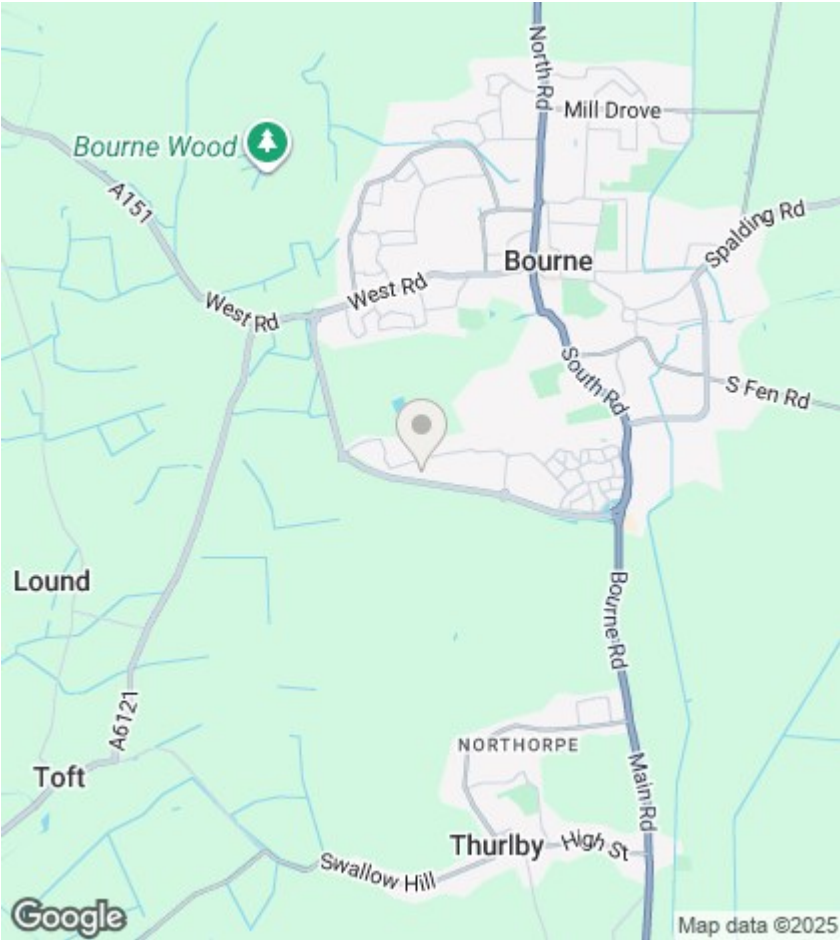
UPVC double glazed window to the rear, radiator, power points, telephone point and skimmed ceiling.

Outside

To the outside there's a small front garden with patio path leading to the front door, side gated access leading to the rear garden which has been landscaped and has a patio seating area, it's enclosed by panel fencing, there's a laid to lawn area, decking seating area to the rear, shed, outside power points and outside tap. This property comes with two allocated parking spaces.







Viewings

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

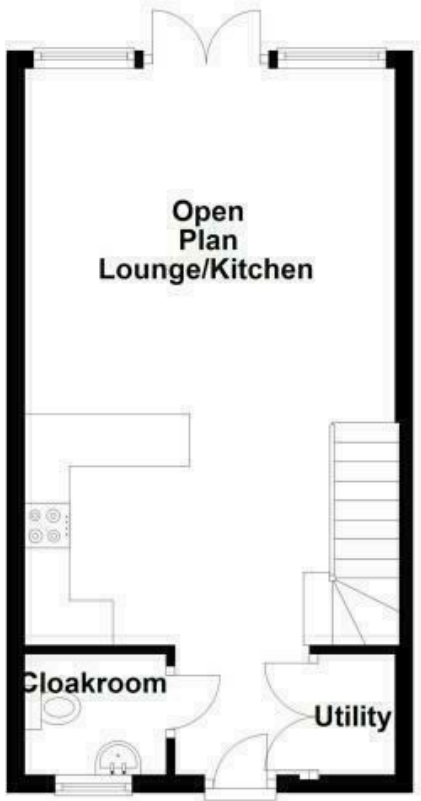
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(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	

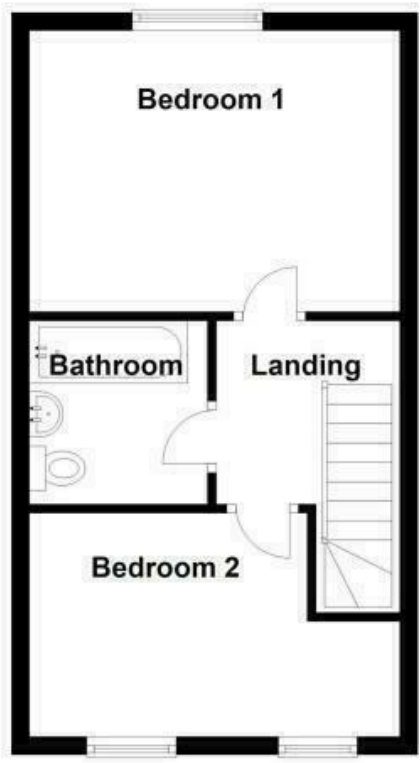
Ground Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



Total area: approx. 65.3 sq. metres (702.8 sq. feet)