



36 Tilia Way, Bourne, Lincolnshire PE10 0QR

£325,000



MODERN DETACHED FAMILY HOME – Rosedale Property Agents are pleased to offer this attractive and well-maintained home, situated in the popular development of Elsea Park. The property is within walking distance of local schools and amenities, making it an ideal family residence, ready to move into. Accommodation comprises four bedrooms, including a main bedroom with ensuite, and a family bathroom. Downstairs, there is a lounge, separate dining room, kitchen/breakfast room, utility area, and cloakroom, offering versatile living spaces for everyday family life. Externally, the front of the property has side access to the garage and driveway. The rear garden is fully enclosed and includes gated access to the garage, providing privacy and security. EPC Energy Rating: C | Council Tax Band: D

ENTRANCE HALL

Door to front, radiator and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, radiator and extractor fan.

LOUNGE

20' 8" x 11' 7" (6.30m x 3.53m) (into bay) (approx.) UPVC bay window to front, UPVC window to rear and two radiators.

DINING ROOM

13' 7" x 10' 4" (4.14m x 3.15m) (into bay) (approx.) UPVC bay window to front and radiator.

KITCHEN/BREAKFAST

17' 1" x 9' 6" (5.21m x 2.90m) (max) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, range gas cooker, extractor fan, part tiled walls, integrated dishwasher and fridge freezer, tiled flooring, cupboard, radiator, UPVC window to rear and UPVC French doors to garden.

UTILITY

6' 5" x 5' 5" (1.96m x 1.65m) (approx.) Fitted with base units, plumbing for automatic washing machine, part tiled walls, tiled flooring, space for tumble dryer, wall mounted gas boiler, cupboard and half glazed door to rear.

LANDING

Spacious landing area, radiator, cupboard and UPVC window to rear.

BEDROOM ONE

19' 1" x 11' 7" (5.82m x 3.53m) (approx.) UPVC window to front, built in wardrobe, and two radiators.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled, radiator, extractor fan and UPVC window to rear.

BEDROOM TWO

12' 0" x 9' 9" (3.66m x 2.97m) (approx.) UPVC window to front, radiator and built in wardrobe.

BEDROOM THREE

9' 0" x 8' 7" (2.74m x 2.62m) (approx.) UPVC window to rear and radiator.

BEDROOM FOUR

10' 6" x 9' 11" (3.20m x 3.02m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin, and bath with mixer tap and shower over, part tiled walls, extractor fan, radiator and UPVC window to rear.

OUTSIDE

Landscaped, artificial grass, paved patio, enclosed by fencing, mature shrubs, gravel boarders, outside tap, lighting, electric sockets, rear off road parking and single garage.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	88

