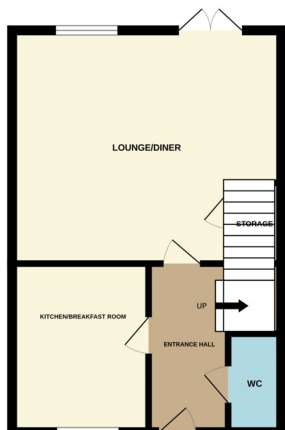




**12 Newbury Crescent, Bourne, Lincolnshire PE10 0JZ**

**£215,000**



\*\*\* WELL PRESENTED THREE BEDROOM HOME \*\*\* Rosedale Property Agents are delighted to offer this lovely three bedroom semi detached home in the popular development of Elsea Park. The property is bright and spacious and decorated neutrally throughout. The accommodation offers an entrance hallway, downstairs cloakroom, kitchen breakfast room and an airy lounge diner with French doors into the rear garden. Upstairs are three bedrooms, Master ensuite and family bathroom. Outside offers a driveway adjacent to the property with off road parking for two vehicles and a good sized, fully enclosed rear garden. To fully appreciate this property viewings are highly recommended. Offers are invited in excess of £215,000. EPC Energy rating C / Council Tax band - B



## ENTRANCE HALLWAY

Tiled floor. Stairs to first floor landing.

## CLOAKROOM

Fitted with a two piece suite comprising wash hand basin, low level WC, tiled floor, UPVC double glazed obscure window to front aspect.

## KITCHEN/BREAKFAST ROOM

10' 9" x 9' 0" (3.28m x 2.74m) (Approx.) Fitted with a range of base, drawer and wall mounted units, sink with mixer tap over, four ring gas hob with extractor fan over, single integrated electric oven, tiled splash backs, fitted worktops, integral fridge/ freezer, radiator, UPVC double glazed window to front aspect.

## LOUNGE/DINER

16' 0" x 14' 0" (4.88m x 4.27m) (Approx.) UPVC double glazed window to rear aspect, radiator, TV point, UPVC double glazed French door to rear garden, storage cupboard.

## STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access.

## BEDROOM ONE

11' 11" x 9' 3" (3.63m x 2.82m) (Approx.) UPVC double glazed window to rear aspect, radiator, fitted double wardrobes.

## ENSUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level WC.

## BEDROOM TWO

10' 0" x 9' 2" (3.05m x 2.79m) (Approx.) UPVC double glazed window to front aspect, radiator.

## BEDROOM THREE

7' 3" x 6' 10" (2.21m x 2.08m) 7' 3" x 6' 10" (2.21m x 2.08m) (Approx.) UPVC double glazed window to rear aspect, radiator.

## BATHROOM

Recently refitted with a three piece suite comprising panelled bath, wash hand basin, low level WC, shower panels, UPVC double glazed obscure window to the front aspect.

## OUTSIDE

The front garden is low maintenance and gravelled with a tarmac and gravel driveway to the side for at least two vehicles and gated access to the garden.

The Easterly aspect enclosed rear garden is mainly laid to lawn with decked patio area and gated side access to the driveway.

## 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.

