



2 The Gables, Bourne, Lincolnshire PE10 0FY

£350,000



\*\*\*EXTENSIVE THREE STOREY FAMILY HOME\*\*\* Rosedale are delighted to offer to the market this detached property located in the popular modern development of Elsea Park. Situated on the outskirts and within easy access to local schools and amenities. This property is one of very few that were built with three ensuites, six bedrooms and two reception rooms. The current owners have lived there since new and have been extremely happy. On entering the property there is a cloakroom, kitchen/breakfast with access to the garden, lounge and dining room. The first landing has four bedrooms two ensuites and a family bathroom, the top floor has the main bedroom with ensuite and another double bedroom. Outside there is a small graveled front garden and a fully enclosed rear garden with gated access to the parking area and two garages accessed via the rear of the property. To fully appreciate this spacious family home viewings are highly recommended. EPC Energy Rating C/Council Tax Band E

**ENTRANCE**

Door to front, stairs to first floor and radiator.

**CLOAKROOM**

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls, radiator and UPVC window to front.

**LOUNGE**

16' 3" x 12' 0" (4.95m x 3.66m) (approx.) (max.) UPVC French doors to garden, radiator, fireplace and cupboard under stairs.

**KITCHEN**

18' 2" x 9' 6" (5.54m x 2.90m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, cooker space, integrated fridge freezer, integrated dishwasher, integrated washing machine, tiled flooring, radiator and UPVC French doors to garden.

**OFFICE**

9' 4" x 9' 2" (2.84m x 2.79m) (approx.) UPVC window to front, radiator and coving.

**LANDING**

UPVC window to front, cupboard and radiator.

**BEDROOM FOUR**

10' 1" x 9' 8" (3.07m x 2.95m) (approx.) UPVC window to rear and fitted wardrobes.

**ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, 1/2 tiled walls, downlights, extractor fan and radiator.

**BEDROOM FIVE**

9' 1" x 8' 11" (2.77m x 2.72m) (approx.) UPVC window to rear and radiator.

**BEDROOM SIX**

9' 9" x 6' 7" (2.97m x 2.01m) (approx.) UPVC window to front and radiator.

**BEDROOM THREE**

10' 3" x 9' 5" (3.12m x 2.87m) (approx.) UPVC window to front and fitted wardrobe.

**ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, 1/2 tiled walls, downlights, extractor fan and radiator.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath, 1/2 tiled walls, extractor fan, shaver point, radiator and UPVC window to rear.

**LANDING**

Velux window to rear.

**BEDROOM TWO**

19' 7" x 9' 5" (5.97m x 2.87m) (approx.) UPVC window to front, Velux window to rear, loft access and radiator.

**BEDROOM ONE**

14' 2" x 12' 9" (4.32m x 3.89m) (approx.) UPVC windows to side and front, two radiators and fitted wardrobes.

**ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, extractor fan, 1/2 tiled walls and Velux window to rear.

**OUTSIDE**

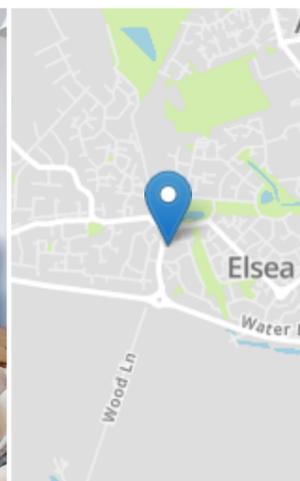
The rear garden is laid to lawn with gravel area, gated side access and enclosed by fencing.

Double garage and parking to the rear.

**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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	87