



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.

