



36 Tilia Way, Bourne, Lincolnshire PE10 0QR

£320,000



*****MODERN DETACHED FAMILY HOME***** Rosedale are pleased to offer this lovely home, located in the popular development of Elsea Park. The property is located within walking distance to schools and local amenities. The property has been very well maintained and is ready to move into. There are four bedrooms main with ensuite, and family bathroom. Downstairs there is a lounge, a separate dining room, kitchen/breakfast, utility, and cloakroom. Outside there is a lovely hedge to the front with access to the garage and driveway from the side. The rear garden is fully enclosed with gated access to garage. 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

Laid to Lawn, paved patio, enclosed by fencing, mature shrubs, 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

