



18 Chester Close, Bourne, Lincs PE10 0YX

£285,000



IMMACULATELY PRESENTED DETACHED HOME Rosedale are pleased to offer to the market this lovely modern house on a private road overlooking a green area, within the popular modern development of Elsea park. This four bedroom house has an ensuite to the main bedroom, family bathroom, spacious kitchen breakfast, lounge and cloakroom. The Southerly facing rear garden has also been very well maintained with gated access to the single garage and driveway. The property is ready to move straight into, so don't delay, book your viewing appointment today to fully appreciate this property. EPC Energy Rating B/ Council Tax Band C

ENTRANCE HALL

Composite door to front aspect, tiled flooring, radiator, cupboard and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C and wash hand basin. Part tiled walls, radiator and UPVC double glazed window to side aspect.

LOUNGE

16' 6" x 10' 8" (5.03m x 3.25m) (approx.) UPVC double glazed window to front aspect and two radiators.

KITCHEN / BREAKFAST ROOM

18' 0" x 13' 7" (5.49m x 4.14m) (approx.) Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with mixer tap over, upstands, integrated oven and hob with extractor fan over, integrated fridge / freezer, integrated dishwasher, UPVC double glazed window to rear aspect and UPVC double glazed French doors to garden.
Cupboard - with plumbing for a washing machine and wall mounted gas boiler.

FIRST FLOOR LANDING

Cupboard, loft access and radiator.

BEDROOM 1

11' 6" x 8' 11" (3.51m x 2.72m) (approx.) UPVC double glazed window to front aspect, built in wardrobe and radiator.

ENSUITE

Fitted with a three piece suite comprising low level W/C, wash hand basin and double shower cubicle. Part tiled walls, extractor fan and radiator.

BEDROOM 2

9' 1" x 9' 9" (2.77m x 2.97m) (approx.) UPVC double glazed window to rear aspect and radiator.

BEDROOM 3

8' 8" x 8' 1" (2.64m x 2.46m) (approx.) UPVC double glazed window to front aspect and radiator.

BEDROOM 4

8' 6" x 6' 8" (2.59m x 2.03m) (approx.) UPVC double glazed window to rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Extractor fan, double radiator and UPVC double glazed window to side aspect.

OUTSIDE

The front of the property has mature plants and shrubs. There is a driveway to the side of the property providing off road parking for a couple of cars leading to a single garage. The enclosed rear garden is mainly laid to lawn with a paved patio area and side gated access.

SINGLE GARAGE

Up and over door.

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.

