



5 Daisy Court, Bourne, Lincolnshire PE10 0GJ

£245,000



*****POPULAR MODERN TOWNHOUSE***** Rosedale Property Agents are delighted to offer this very well-presented, semi-detached three-storey home. The property has recently benefited from a refitted kitchen, bathroom, cloakroom and en-suite and has been redecorated throughout. The accommodation includes three generous-sized bedrooms, an en-suite to the principal bedroom, a family bathroom, a ground-floor cloakroom, lounge and a modern kitchen/breakfast room. Externally, the property benefits from a garage and driveway parking for two vehicles, including an EV charging point. The rear garden has been well maintained and features a recently laid patio, decking, and outdoor lighting with power sockets. To fully appreciate this impressive family home, early viewing is highly recommended. EPC Energy Rating: C. Council Tax Band C.

ENTRANCE HALL

Part glazed door to front, stairs to first floor, radiator and tiled floor.

CLOAKROOM

Refitted with a two piece suite comprising wash hand basin with vanity unit below and WC. Partly tiled, tiled flooring, radiator and UPVC double glazed window to front.

KITCHEN/BREAKFAST ROOM

13' 11" x 7' 6" (4.24m x 2.29m) (approx.) Refitted with a range of base and wall mounted units with work surfaces over, sink unit with mixer tap, integrated oven, hob and extractor hob. Integrated dishwasher, integrated washing machine, space for fridge/freezer. UPVC double glazed windows to side and front. Breakfast bar, radiator, tiled floor and downlighting.

LOUNGE

15' 7" (max) x 14' 10" (4.75m x 4.52m) (approx.) UPVC double glazed window to rear, cupboard, two radiators and French doors to garden.

LANDING

Stairs from ground floor, cupboard and stairs to second floor.

BEDROOM TWO

14' 9" x 8' 7" (4.50m x 2.62m) (approx.) Two UPVC double glazed windows to rear, two radiators and wardrobe/cupboard.

BEDROOM THREE

8' 3" x 8' 2" (2.51m x 2.49m) (approx.) UPVC double glazed window to front and radiator.

BATHROOM

Refitted with a three piece suite comprising wash hand basin with vanity unit, WC and bath with shower over. Partly tiled, heated towel rail, tiled floor, extractor fan and UPVC double glazed window to side.

STUDY AREA

UPVC double glazed window to front and radiator.

BEDROOM ONE

16' 9" x 14' 9" (5.11m x 4.50m) (approx.) UPVC double glazed window to front, loft access, radiator and wardrobe/cupboard.

ENSUITE

Refitted with a three piece suite comprising wash hand basin with vanity unit, WC and shower cubicle, part tiled and tiled flooring.

OUTSIDE

Front: EV Charger and off road parking leading to garage and outside lighting.

Rear: Enclosed by fencing, laid to lawn, decking area with side access, paved patio area, outside lighting and power sockets.

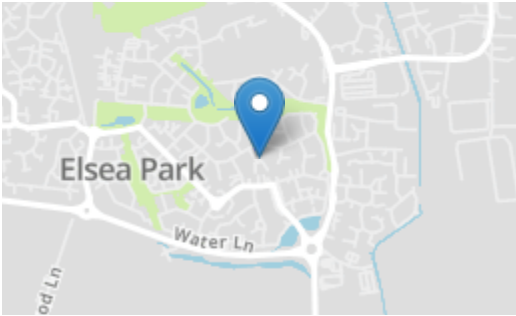
GARAGE

Garage with light and power.

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

