



5 Ripon Close, Bourne, Lincolnshire PE10 0ZT

£190,000



DELIGHTFUL MODERN HOME Rosedale are delighted to offer to the market this lovely, modern semi-detached property located within a cul-de-sac in the popular area of Elsea Park. The property is situated on a corner plot, providing a larger garden and a driveway to the side for two vehicles. It has been well maintained throughout and is ready to move straight into. The accommodation comprises an entrance hall, cloakroom, fully fitted kitchen, and lounge/diner. Upstairs, there are two bedrooms—one with an en-suite—and a family bathroom. To fully appreciate this home, viewings are highly recommended. EPC Energy Rating: B — Council Tax Band: B

ENTRANCE HALL

Half glazed door to front, radiator and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, radiator and UPVC window to front.

KITCHEN

9' 5" x 7' 8" (2.87m x 2.34m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, integrated washing machine/dryer and UPVC window to front.

LOUNGE/DINER

14' 11" x 12' 10" (4.55m x 3.91m) (approx.) Radiator, cupboard and UPVC French doors to garden.

LANDING

UPVC window to side and cupboard.

BEDROOM ONE

10' 11" x 9' 9" (3.33m x 2.97m) (approx.) UPVC window to front, cupboard, radiator and wardrobe.

ENSUITE

Fitted with a three piece suite comprising, WC, wash hand basin and shower cubicle, part tiled walls, radiator, extractor fan and UPVC window to front.

BEDROOM TWO

10' 2" x 7' 10" (3.10m x 2.39m) (approx.) UPVC window to rear, radiator and loft access.

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

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

There are two allocated parking spaces on the driveway to the side of the property.

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.

