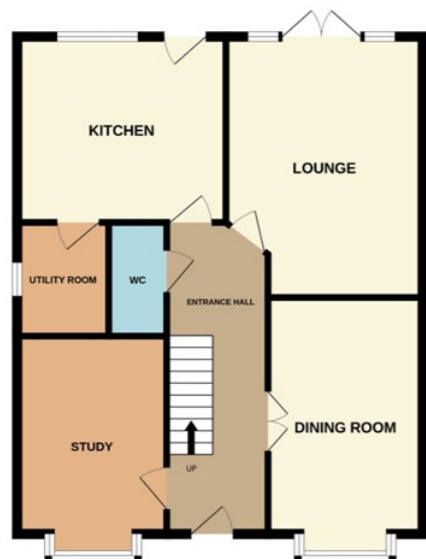
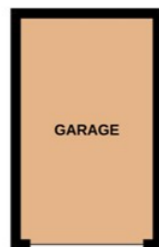




23 Newbury Crescent, Bourne, Lincolnshire PE10 0JZ

£325,000



\*\*\*MODERN DETACHED FAMILY HOME WITH NO ONWARD CHAIN\*\*\* Rosedale are delighted to present to the market this detached four bedroom family home with no chain close to Bourne grammar school and Bourne town centre. The property has three reception rooms, including study, dining room and lounge. There is a kitchen/breakfast, utility, and cloakroom downstairs. Upstairs there are four bedrooms, two with ensembles and a family bathroom. The property benefits from a Hive duel zone central heating system. Outside there is a landscaped low maintenance rear garden with a resin patio, artificial grass mixed with mature shrubs. Off road parking to a single garage. To fully appreciate this property viewings are highly recommended. EPC energy rating C/Council tax band D.

**ENTRANCE HALL**  
Door to front, stairs to first floor, radiator and cupboard.

**CLOAKROOM**  
Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, radiator and extractor fan.

**DINING ROOM**  
10' 5" x 8' 11" (3.17m x 2.72m) UPVC bay window to front and radiator.

**STUDY**  
8' 2" x 7' 8" (2.49m x 2.34m) (including bay) (approx.) UPVC bay window to front and radiator.

**LOUNGE**  
15' 2" x 11' 5" (4.62m x 3.48m) (approx.) UPVC French doors to garden, radiator and electric fireplace.

**KITCHEN**  
12' 1" x 10' 9" (3.68m x 3.28m) (approx.) Fitted with a range of base and eye level units, integrated oven, gas hob, stainless steel sink unit, radiator, fridge freezer space, half glazed door to garden and UPVC window to rear.

**UTILITY**  
6' 8" x 5' 2" (2.03m x 1.57m) (approx.) Stainless steel sink unit, upstands, plumbing and space for a washing machine and dishwasher, wall mounted gas boiler, radiator, base units and UPVC window to side.

**LANDING**  
Radiator, cupboard and loft access.

**BEDROOM TWO**  
11' 9" x 10' 0" (3.58m x 3.05m) (approx.) UPVC window to front and radiator.

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

**BEDROOM ONE**  
15' 7" x 10' 0" (4.75m x 3.05m) (approx.) UPVC window to rear and radiator.

**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 rear.

**BEDROOM THREE**  
10' 1" x 8' 5" (3.07m x 2.57m) (approx.) UPVC window to front and radiator.

**BEDROOM FOUR**  
9' 10" x 8' 5" (3.00m x 2.57m) (approx.) UPVC window to rear, radiator and fitted wardrobes.

**BATHROOM**  
Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, extractor fan, 3/4 tiled walls, radiator and UPVC window to side.

**OUTSIDE**  
Front- Mature hedging, laid to lawn with off road parking to the side leading to a single garage, with light and power.

Rear- Resin patio, artificial grass, raised lawn area, shed, enclosed by fencing, mature shrubs and gated side access.

**GARAGE**  
Light and power and 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.

