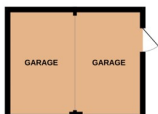




20 Tilia Way, Bourne, Lincolnshire PE10 0QR

£375,000



*****EXECUTIVE DETACHED FAMILY HOME***** Rosedale are delighted to offer to the market this spacious exclusive detached family property located within the popular Esea Park development. The property is within easy access of Bourne town centre and Bourne Grammar School. This property has recently been redecorated throughout and there is no onward chain so ready to go for anyone needing to move quickly! Book your appointment NOW to avoid missing out on this property! This spacious home has three reception rooms, cloakroom, kitchen/breakfast and utility room downstairs. Upstairs off the landing there are four good size bedrooms, plus an ensuite to the master bedroom and a family bathroom. Outside, the property is set back on a slightly elevated plot with a double garage with light and power connected and loft space. There is also plenty of driveway parking for approximately six vehicles. The rear garden is fully enclosed with side gated access. To fully appreciate this exclusive style of property within Esea Park, viewings are highly recommended. EPC Energy Rating D/Council Tax Band E.

ENTRANCE

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

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, tiled flooring and radiator.

DINING ROOM

10' 10" x 10' 0" (3.30m x 3.05m) (approx.) UPVC window to front and radiator.

LOUNGE

17' 6" x 11' 8" (5.33m x 3.56m) (approx.) Wall mounted living flame fireplace, radiator and UPVC French doors to garden.

OFFICE/BEDROOM FIVE

12' 3" x 11' 8" (3.73m x 3.56m) (approx.) UPVC bay window to front and radiator.

KITCHEN/BREAKFAST

16' 9" x 11' 10" (5.11m x 3.61m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, built in range cooker, extractor fan over, fridge freezer space for American style, and fitted fridge, radiator, plumbing and space for dishwasher, UPVC window to rear and UPVC glazed door to garden.

UTILITY

9' 2" x 6' 1" (2.79m x 1.85m) (approx.) Fitted with a range of base and eye level units, plumbing and space for washing machine, stainless steel sink unit, wall mounted gas boiler currently still under warranty, tiled flooring, cupboard, UPVC window to side and UPVC door to side.

LANDING

Radiator, loft access and airing cupboard.

BEDROOM ONE

16' 0" (max) 12' 8" x 11' 8" (3.86m x 3.56m) (approx.) UPVC window to front, radiator and fitted full height wardrobes.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, 1/2 tiled walls, shaver point, extractor fan, heated towel rail and UPVC window to front.

BEDROOM TWO

12' 1" x 11' 8" (3.68m x 3.56m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

14' 3" x 10' 10" (4.34m x 3.30m) (approx.) UPVC window to front and radiator.

BEDROOM FOUR

10' 1" x 8' 6" (3.07m x 2.59m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, 1/2 tiled walls, shaver point, heated towel rail, tiled flooring, extractor fan and UPVC window to rear.

OUTSIDE

Enclosed rear garden, laid to lawn, paved patio, seating area and door to garage.

GARAGE

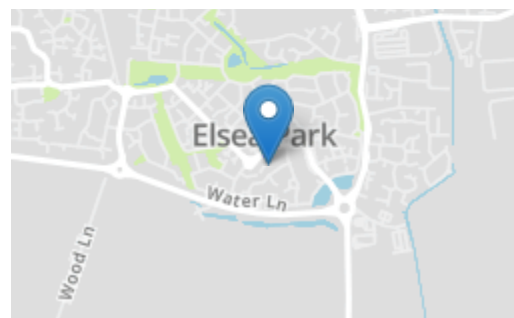
Double Garage

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.

The vendor would consider buying in a smaller property by way of part exchange. Ask our property consultants for more info.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		68	79
		EU Directive 2002/91/EC	

