



64 Sandown Drive, Bourne, Lincolnshire PE10 0WP

£235,000



*****EXCEPTIONALLY DESIRABLE PROPERTY***** Rosedale Property Agents are delighted to offer this lovely, well-presented property located on the popular development of Elsea Park within easy access to Bourne town centre and schools. The property has a converted garage which now provides an open-plan large kitchen and dining space with seating. There is also a cloakroom and a lounge downstairs. Upstairs, there are three bedrooms – the main with an en suite – and a family bathroom. Outside, there is a beautifully kept, established rear garden with gated rear access. The front is open-plan with a driveway for off-road parking. To fully appreciate this property, viewings are highly recommended. EPC energy rating currently unavailable. Council Tax Band: B



ENTRANCE HALL

Door to front, radiator, stairs to first floor, wood flooring and under stairs cupboard.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, radiator, part tiled walls and UPVC window to side.

LOUNGE

14' 7" x 10' 4" (4.45m x 3.15m) (approx.) UPVC window to front, electric fireplace and radiator.

KITCHEN/BREAKFAST

17' 7" x 10' 7" (5.36m x 3.23m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, gas hob, extractor fan, downlighting, unit lighting, radiator, fridge freezer space, plumbing and space for washing machine, UPVC window to rear and UPVC French doors to garden.

DINING ROOM

16' 7" x 8' 3" (5.05m x 2.51m) (approx.) Seating area, radiator, loft access and UPVC window to front and rear.

LANDING

Radiator, airing cupboard and loft access.

BEDROOM ONE

12' 2" x 9' 9" (3.71m x 2.97m) (approx.) UPVC window to front, radiator and wardrobe.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, extractor fan and shaver point.

BEDROOM TWO

10' 11" x 10' 0" (3.33m x 3.05m) (approx.) UPVC window to side and radiator.

BEDROOM THREE

7' 6" x 7' 6" (2.29m x 2.29m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, shaver point and radiator.

OUTSIDE

The front of the property is laid to lawn and off road parking.

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

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.

