



16 Uttoxeter Close, Bourne, Lincolnshire PE10 0XX

£225,000



*****MODERN FAMILY HOME***** Rosedale are delighted to offer to the market this family home located within the popular area of Elsea Park. The property is located on the edge of Elsea Park with a south-facing garden and two allocated parking spaces to the side. The property has three bedrooms, the main with ensuite, and a family bathroom upstairs. Downstairs there is a lounge to the front, kitchen/diner to the rear, with a cloakroom. The rear garden has been recently made low maintenance with artificial grass and a paved patio. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating B - Council Tax Band C.

ENTRANCE HALL

Door to front, stairs to first floor and radiator.

LOUNGE

14' 2" x 12' 2" (4.32m x 3.71m) (approx.) UPVC window to front and radiator.

KITCHEN/DINER

15' 6" x 13' 0" (4.72m x 3.96m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, integrated oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, cupboard and UPVC window to rear.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin.

LANDING

Radiator and loft access.

BEDROOM ONE

12' 1" x 11' 2" (3.68m x 3.40m) (approx.) UPVC window to front, radiator and built in wardrobe.

ENSUITE

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

BEDROOM TWO

10' 10" x 8' 7" (3.30m x 2.62m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

11' 8" x 6' 7" (3.56m x 2.01m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, extractor fan and heated towel rail.

OUTSIDE

Allocated parking for two vehicles to the side.

The South facing rear garden is paved with artificial grass, shed, mature shrubs, gated side 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.

