



6 Witham Crescent, Bourne, Lincolnshire PE10 0YJ

£330,000



DETACHED FAMILY HOME WITH WESTERLY FACING PRIVATE REAR GARDEN Rosedale Property Agents are delighted to offer to the market this modern property located on the newer side of the popular area of Elsea Park. This well presented house has four good size bedrooms with the main having an ensuite shower room and there is also a family bathroom on the same floor. Downstairs there is a spacious entrance hall leading to the lounge, study, cloakroom and the very welcoming kitchen/breakfast/living space which overlooks the garden. There is also a utility room. Outside there is a lovely sized garden with mature trees to the rear and artificial grass and is fully enclosed with gated access to the garage and the driveway. The property also has solar panels which are owned. To fully appreciate this super property, viewings are highly recommended. EPC Energy Rating B/Council Tax Band D



ENTRANCE HALL

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

CLOAKROOM

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

LOUNGE

9' 11" x 14' 0" (3.02m x 4.27m) (approx.) UPVC double glazed bay window to front and radiator.

STUDY

8' 5" x 10' 4" (2.57m x 3.15m) (approx.) UPVC double glazed bay window to front and radiator.

KITCHEN

10' 2" x 15' 3" (3.10m x 4.65m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap over, fitted worktops with upstands, integrated oven and hob with extractor over, integrated dishwasher, integrated fridge freezer, tiled floor, radiator and two UPVC double glazed windows to rear. Open plan to:

SITTING AREA

10' 1" x 9' 11" (3.07m x 3.02m) (approx.) UPVC double glazed French doors to garden, radiator and tiled floor.

UTILITY ROOM

5' 9" x 5' 6" (1.75m x 1.68m) (approx.) Space and plumbing for washing machine, space for tumble drier, wall mounted boiler, UPVC door to side and extractor fan.

LANDING

Loft access and air cupboard.

BEDROOM ONE

16' 10" x 9' 11" (5.13m x 3.02m) (approx.) Two UPVC double glazed windows to front, over stairs shelving, two built in wardrobes and radiator.

ENSUITE

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

BEDROOM TWO

12' 1" x 9' 0" (3.68m x 2.74m) (approx.) UPVC double glazed window to rear and radiator.

BEDROOM THREE

10' 11" x 8' 3" (3.33m x 2.51m) (approx.) UPVC double glazed window to rear and radiator.

BEDROOM FOUR

8' 9" x 7' 9" (2.67m x 2.36m) (approx.) UPVC double glazed window to rear and radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising panel bath with shower attachment, low level WC, wash hand basin, part tiled walls, heated towel rail, extractor fan and UPVC double glazed window to side.

SINGLE GARAGE

Up over door with power and lights connected.

OUTSIDE

To the front there is a driveway providing off road parking leading to the single garage.

The south facing rear garden has artificial grass area and a paved patio area and is enclosed by fencing. There is an outside electric socket and side gate access.

AGENTS NOTE

The floorplan is for illustrative purposes only - not to scale and is meant as a guide only. Fixtures and fittings may not represent the current state of the property.

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.

