



12 Kelso Drive, Bourne, Lincolnshire PE10 0ZH

£205,000



*****INVESTMENT BUYERS***** Rosedale are delighted to offer this well maintained modern property located in a popular cul-de-sac in Elsea Park. The property has been well maintained by the current tenants who are paying £875 per calendar month which would make it a great low maintenance investment. The property is within easy access to Bourne town centre and local schools and there is plenty of parking to the side with gated access to the easily maintained rear garden. There are also two double bedrooms, ensuite, family bathroom, lounge, cloakroom and kitchen. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating B/Council Tax Band B.

ENTRANCE HALL

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

CLOAKROOM

Comprising of low level WC, wash hand basin, tiled splash backs, radiator and UPVC window to front aspect.

LOUNGE/DINER

15' 1" x 12' 10" (4.60m x 3.91m) (approx.) UPVC French doors to garden and two radiators.

KITCHEN

9' 5" x 7' 6" (2.87m x 2.29m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with upstands, integrated oven and hob with extractor fan over, integrated fridge freezer, integrated washing machine and UPVC window to front aspect.

LANDING

UPVC window to side aspect and built in cupboard.

BEDROOM ONE

10' 10" x 9' 9" (3.30m x 2.97m) (approx.) UPVC window to front aspect, built in wardrobe and radiator.

ENSUITE

Fitted with a three piece suite comprising low level WC, hand wash basin and shower cubicle. Tiled splash backs, down lighting, radiator and UPVC window to front aspect.

BEDROOM TWO

10' 1" x 7' 10" (3.07m x 2.39m) (approx.) UPVC window to rear aspect and radiator.

BATHROOM

Fitted with a three piece comprising of low level WC, wash hand basin and bath with mixer taps and shower attachment over. Part tiled walls, extractor fan, down lighting and radiator.

OUTSIDE

Outside to the front there is driveway parking for a number of vehicles with gated access to the rear garden.

The rear garden has been landscaped for low maintenance to include artificial grass, paved patio area, wood chip and paved borders and established shrubs. The garden is fully enclosed with fencing.

AGENT 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.

