



5 Shelsley Walsh Rise, Bourne, Lincolnshire PE10 9GU

£250,000



*****MODERN DETACHED FAMILY HOME***** Rosedale Property Agents are delighted to offer to the market this popular style of property located close to a local primary school and Bourne town centre. Located a short walk from the centre of Bourne just off Manning Road, this modern three-bedroom detached family home is situated off a cul-de-sac on a private road. The bedrooms are well proportioned and benefit from an ensuite shower room to the main bedroom, three-piece family bathroom, generous living room, cloakroom, and dual aspect kitchen/breakfast. The property has a fully enclosed South facing rear garden, off road parking leading to the single garage. The property benefits from being sold with no onward chain. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band C.

ENTRANCE HALL

Half glazed door to front, laminated flooring, radiator and cupboard.

CLOAKROOM

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

KITCHEN/BREAKFAST

18' 7" x 9' 1" (5.66m x 2.77m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, plumbing and space for washing machine and dishwasher, radiator, fridge freezer space, two radiators, UPVC window to front and French doors to garden.

LOUNGE

18' 7" x 9' 11" (5.66m x 3.02m) (approx.) UPVC windows to front and side, radiator and laminated flooring.

LANDING

Cupboard and loft access.

BEDROOM ONE

12' 2" x 9' 11" (3.71m x 3.02m) (approx.) UPVC windows to front and side, built in wardrobe and cupboard.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, heated towel rail, extractor fan and shaver point.

BEDROOM TWO

9' 2" x 7' 11" (2.79m x 2.41m) (approx.) UPVC window to side and radiator.

BEDROOM THREE

10' 4" x 9' 2" (3.15m x 2.79m) (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, heated towel rail, shaver point, and UPVC window to front.

OUTSIDE

Front- Garage and off road parking.

Rear- Laid to lawn, paved patio, enclosed by fencing and gated side access.

SINGLE GARAGE (LEASEHOLD)

Under coach house.

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.

Management Fee- £563.96 per year.

