



1 Bellamy Way, Bourne, Lincolnshire PE10 2BE

£235,000



Nearly New Family Home Rosedale are delighted to offer this lovely, well-presented property to the market. The current owners have made a number of upgrades throughout and are keen to sell. Off the entrance hall, there is a cloakroom and access to the lounge/diner, which leads to the fully fitted kitchen/breakfast area and rear garden. Upstairs, there are three bedrooms, including the main bedroom with an en-suite, as well as a family bathroom. Outside, there is ample parking to the front and side, along with gated access to the enclosed rear garden. The property is located on the most recently developed side of Bourne Springs and offers easy access to Bourne town centre. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: B Council Tax Band: B.

ENTRANCE HALL

Composite door to front and radiator.

CLOAKROOM

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

LOUNGE

15' 1" x 12' 0" (4.60m x 3.66m) (approx.) UPVC window to front, paneling feature wall, under stairs cupboard and two radiators.

INNER LOBBY

Stairs to first floor and radiator.

KITCHEN

15' 6" x 10' 9" (4.72m x 3.28m) (approx.) Fitted with a range of base and eye level units, quartz worktops, stainless steel sink unit, upstands, integrated oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, integrated washing machine, unit lighting, radiator, UPVC window to rear and UPVC French doors to garden.

LANDING

Cupboard.

BEDROOM ONE

10' 8" x 9' 4" (3.25m x 2.84m) (approx.) Two UPVC windows to rear, fitted wardrobes and radiator.

ENSUITE

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

BEDROOM TWO

12' 8" x 8' 1" (3.86m x 2.46m) (into wardrobes) (approx.) UPVC window to front, fitted wardrobes and radiator.

BEDROOM THREE

7' 5" x 7' 1" (2.26m x 2.16m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, glass screen, part tiled walls, heated towel rail, extractor fan and UPVC window to side.

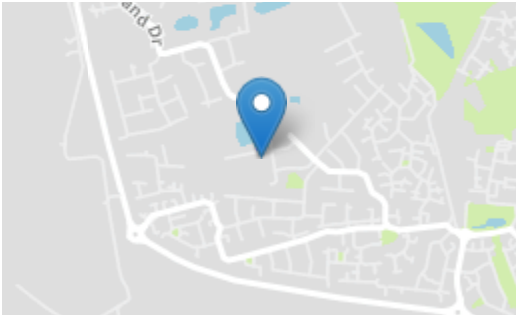
OUTSIDE

The front of the property id laid to lawn and has a tarmac driveway with off road parking.

The rear garden is mainly laid to lawn with a paved patio area, 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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)		96
A		
(81-91)		83
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

