


**5 Ascot Close, Bourne, Lincolnshire PE10 0WL**
**£195,000**


\*\*\*WELL-PRESENTED MODERN HOME – IDEAL FOR FIRST-TIME BUYERS\*\*\* Rosedale Property Agents are delighted to present to the market this well-presented home, perfect for first-time buyers situated within the popular Elsea Park development. Tucked away in a cul-de-sac location the property is within walking distance of a highly regarded primary school. The home benefits from driveway parking leading to a single garage. Upon entering, the entrance hall provides access to a fitted kitchen, cloakroom and a spacious lounge/diner. Upstairs, there are two bedrooms, a family bathroom and an en-suite to the principal bedroom. Externally, the property offers a fully enclosed rear garden and off-road parking to the front. To fully appreciate what this home has to offer, viewings are highly recommended. EPC Energy Rating: Currently Unavailable Council Tax Band: B

## ENTRANCE HALL

Door to front, radiator and laminate flooring.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, radiator, laminate flooring and UPVC window to side.

## KITCHEN

9' 4" x 7' 9" (2.84m x 2.36m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, plumbing and space for washing machine and dishwasher, fridge freezer space, tiled flooring, downlighting.

## LOUNGE

14' 11" x 12' 9" (4.55m x 3.89m) (approx.) UPVC window to rear, UPVC French doors to garden, laminate flooring, two radiator and understairs cupboard.

## LANDING

Cupboard, loft access and UPVC window to side.

## BEDROOM ONE

10' 8" x 10' 0" (3.25m x 3.05m) (approx.) UPVC window to front, radiator and wardrobe.

## ENSUITE

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

## BEDROOM TWO

10' 1" x 7' 8" (3.07m x 2.34m) (approx.) UPVC window to rear and radiator.

## BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, extractor fan, radiator and UPVC window to rear.

## OUTSIDE

The rear garden is laid to lawn with paved patio, enclosed by fencing and door to garage.

Tarmac drive to front with off road parking.

## 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.

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.

