



10 Taunton Road, Bourne, Lincolnshire PE10 0XE

£210,000



*****IDEAL FIRST-TIME BUYER'S HOME***** Rosedale are delighted to offer to the market this well-presented, modern property located within the popular development of Elsea Park. The property is within easy reach of Bourne town centre, local schools, and amenities. The property has a welcoming entrance hall, kitchen/breakfast room, cloakroom, and lounge/diner with French doors to the garden. Upstairs, there are three bedrooms, the main with fitted wardrobes and an ensuite, as well as a family bathroom. Outside, to the front, there is driveway parking for two cars side by side, and gated access to the rear garden. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: B / Council Tax Band: B.

ENTRANCE HALL

Composite door to front, tiled flooring, radiator, stairs to first floor and cupboard.

CLOAKROOM

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

KITCHEN/BREAKFAST

11' 3" x 8' 8" (3.43m x 2.64m) (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, fridge freezer space, tiled flooring, radiator and UPVC window to front.

LOUNGE/DINER

15' 6" x 12' 0" (4.72m x 3.66m) (approx.) French doors to garden and radiator.

LANDING

BEDROOM ONE

11' 4" x 9' 10" (3.45m x 3.00m) (approx.) UPVC window to front, radiator and built in wardrobes.

ENSUITE

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

BEDROOM TWO

10' 10" x 8' 9" (3.30m x 2.67m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

12' 0" x 6' 7" (3.66m x 2.01m) (approx.) UPVC window to rear and radiator.

BATHROOM

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

OUTSIDE

Driveway parking for two cars side by side to the front, gated access to the rear garden.

The rear garden is laid to lawn with paved patio, gated rear access, shed, 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.

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.

