



3 Plumpton Chase, Bourne, Lincolnshire PE10 0ZE

£210,000



PRICE TO SELL Rosedale are delighted to be instructed to sell this lovely family home, situated within the popular development of Elsea Park. The property is located within easy access to Bourne town centre and Bourne Grammar School. This home has had a number of upgrades since new, including feature wall panelling and a media wall in the lounge. It would ideally suit a first-time buyer or investor. There are three bedrooms, with the main bedroom benefiting from an en-suite, as well as a family bathroom. Downstairs, there is an entrance hall, cloakroom, lounge, and a kitchen/diner with French doors leading to the garden. Outside, the front offers additional parking, plus a driveway leading to the garage, which has light and power. The rear garden is fully enclosed, with gated side access, a patio, and artificial grass for low maintenance. To fully appreciate this home, viewings are highly recommended. EPC Energy Rating B/Council Tax Band B.

ENTRANCE HALL

Door to front, radiator and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, radiator and UPVC window to side.

LOUNGE

15' 5" x 10' 9" (4.70m x 3.28m) (approx.) UPVC window to front and radiator.

KITCHEN/DINER

17' 8" x 14' 1" (5.38m x 4.29m) max (10' 1") (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, part tiled walls, integrated oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, plumbing and space for washing machine, downlighting, wall paneling, radiator, cupboard, UPVC window to rear and UPVC French doors to garden.

LANDING

Cupboard.

BEDROOM ONE

10' 5" x 9' 7" (3.17m x 2.92m) (approx.) UPVC window to front, radiator, paneling feature wall and wardrobe.

ENSUITE

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

BEDROOM TWO

11' 2" x 11' 2" (3.40m x 3.40m) (approx.) UPVC window to rear, radiator and loft access.

BEDROOM THREE

8' 8" x 7' 6" (2.64m x 2.29m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap, part tiled walls, radiator and UPVC window to front.

GARAGE

Garage to side with light, power and courtesy door.

OUTSIDE

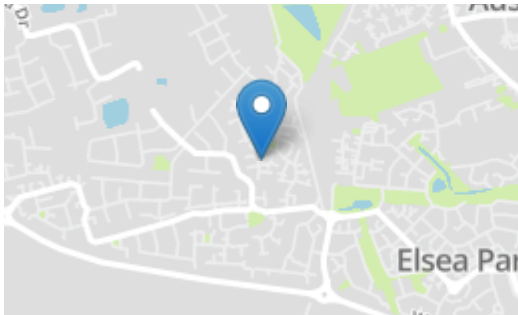
Gravel frontage providing additional parking plus tarmac driveway leading to the single garage

The rear garden is laid with artificial lawn, paved patio, 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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)		95
(81-91)	A	
(69-80)	B	84
(55-68)	C	
(39-54)	D	
(21-38)	E	
(1-20)	F	
Not energy efficient - higher running costs	G	
England, Scotland & Wales		
EU Directive 2002/91/EC		

