



**6 Conway Drive, Bourne PE10 2BL**

**£230,000**



\*\*\* NEARLY NEW SEMI DETACHED HOME IN CUL DE SAC \*\*\* Rosedale Property Agents are delighted to offer this immaculately presented property to the market, located in the popular area of Elsea Park within easy access to Bourne town centre and schools. The property is ready to move into. This home presents extremely well throughout, with a larger than average Southerly facing garden, and two parking spaces to the front. This property has three bedrooms, ensuite, family bathroom, lounge, cloakroom, entrance hall and kitchen/diner to the rear. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/ Council Tax Band B.



### ENTRANCE HALLWAY

Composite door to front, radiator.

### CLOAKROOM

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

### LOUNGE

17' 0" x 15' 8" (max) (5.18m x 4.78m (max) ) (Approx.) UPVC double glazed window to the front, radiator, stairs to first floor landing and under stairs cupboard.

### KITCHEN / DINING ROOM

15' 7" x 11' 3" (4.75m x 3.43m) (Approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated single electric oven, four ring gas hob, extractor fan, integrated washing machine, integrated dishwasher, integrated fridge freezer, radiator and UPVC double glazed window to rear and UPVC double glazed French doors into the rear garden.

### LANDING

Loft access. Radiator.

### BEDROOM ONE

10' 10" x 10' 10" (3.30m x 3.30m) (Approx.) UPVC double glazed window to the rear aspect, radiator and built in double wardrobe.

### ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, radiator, extensive tiled walls, extractor fan and UPVC obscure double glazed window to the side aspect.

### BEDROOM TWO

9' 11" x 8' 3" (3.02m x 2.51m) (Approx.) UPVC double glazed window to front and radiator.

### BEDROOM THREE

7' 1" x 6' 7" (2.16m x 2.01m) (Approx.) UPVC double glazed window to front and radiator.

### BATHROOM

Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower over and glass shower screen. Extensive tiling, radiator, extractor fan and UPVC obscure double glazed window to the side aspect.

### OUTSIDE

To the front of the property is a small garden with shrubs and there is parking for two cars with EV charging port. Front access to the side shed.

The Southerly aspect rear garden is mainly laid to lawn with rear access to the shed, a paved patio and is fully enclosed by wooden fencing.

### AGENTS NOTE

The floorplan is for illustrative purposes only. Not to scale and is meant as a guide only. Fixtures and fittings may not represent the current state of the property.

As is normal with many modern housing estates, there could an annual charge for the upkeep of the roads, lighting and communal green areas. For further information, please call Rosedale Property Agents.

