

'Making your move easier'

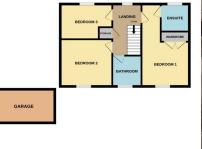


15 Plumpton Chase, Bourne, Lincolnshire PE10 0ZE

£250,000

т: 01778 420011







\*\*\*MODERN DETACHED FAMILY HOME\*\*\* Rosedale are pleased to offer this lovely well presented property to the market. The property is situated on the popular development of Elsea Park, close to local amenities and Bourne town centre within a cul-de-sac location. The property has a lovely well maintained garden, split into two areas with a water feature and patio area, a cabin with light and power, and a lawned area. The property has three bedrooms, main with ensuite, and a family bathroom upstairs. Downstairs there is a lounge, kitchen/breakfast, utility room, and a cloakroom. Outside to the front of the property there is a number of parking spaces leading to a garage. To fully appreciate this opportunity viewings are highly recommended. EPC energy rating B/Council tax band C.

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# **ENTRANCE HALL**

Half glazed door to front, laminate floor and stairs to first floor.

## **CLOAKROOM**

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

## LOUNGE

18' 6" x 11' 7" (5.64m x 3.53m) (approx.) UPVC double glazed French doors to garden and radiator.

#### **KITCHEN/BREAKFAST ROOM**

18' 6" x 11' 7" (5.64m x 3.53m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink drainer with mixer tap and tiled splashbacks. Kickboard lighting, integrated oven, hob and extractor fan. Integrated fridge freezer, integrated dishwasher, UPVC double glazed windows to front and rear and door to:

## **UTILITY ROOM**

6' 6" x 6' 2" (1.98m x 1.88m) (approx.) Fitted with a range of base and eye level units, plumbing for automatic washing machine, half glazed door to garden.

# LANDING

UPVC double glazed window to rear, radiator and airing cupboard.

#### **BEDROOM ONE**

18' 6" x 11' 7" (5.64m x 3.53m) (approx.) UPVC double glazed window to front, radiator and built in wardrobe.

### ENSUITE

Fitted with a three piece suite comprising wash hand basin, WC and shower cubicle. Partly tiled walls, heated towel rail, extractor fan and UPVC double glazed window to rear.

#### **BEDROOM TWO**

11' 9" x 10' 6" (3.58m x 3.20m) (approx.) UPVC double glazed window to front and radiator.

## **BEDROOM THREE**

11' 9" x 7' 6" (3.58m x 2.29m) (approx.) UPVC double glazed window to rear and radiator.

# BATHROOM

Fitted with a three piece suite comprising wash hand basin, WC and bath with shower over. UPVC double glazed window to rear.

## OUTSIDE

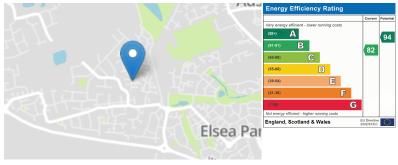
Front: Off road parking, side gated access.

Rear: Enclosed by fencing, laid to lawn, paved patio area, water feature, side and rear patio, garden room with power and lighting. Full outside electrics.

## **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.











Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.