



52 Market Rasen Drive, BOURNE, Lincolnshire PE10 0XZ

£225,000



*****SPACIOUS THREE STOREY TOWNHOUSE***** Rosedale are delighted to offer to the market this spacious family home located within easy access to local shops and schools. The property has a non overlooked Southerly rear garden and two allocated parking spaces to the front. There are two double bedrooms and one single, the main bedroom has the top floor with fitted wardrobe and an ensuite. On the ground floor there is a fully fitted kitchen/breakfast, cloakroom and lounge leading to the garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/Council Tax Band C

- ENTRANCE**

Composite door to front, radiator, stairs to first floor and under stairs cupboard.
- CLOAKROOM**

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls and radiator.
- KITCHEN/BREAKFAST**

11' 3" x 8' 5" (3.43m x 2.57m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, radiator, integrated dishwasher, fridge freezer and washing machine and UPVC window to front.
- LOUNGE**

15' 8" x 12' 1" (4.78m x 3.68m) (approx.) UPVC French doors to garden and radiator.
- LANDING**

Radiator and UPVC window to side.
- BEDROOM TWO**

15' 8" x 11' 0" (4.78m x 3.35m) (approx.) Two UPVC windows to rear and radiator.
- BEDROOM THREE**

9' 5" x 8' 4" (2.87m x 2.54m) (approx.) UPVC window to front and radiator.
- BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, heated towel rail, 1/2 tiled walls and extractor fan.
- STUDY AREA**

7' 1" x 4' 6" (2.16m x 1.37m) (approx.) UPVC window to front, radiator and stairs to second floor.
- BEDROOM ONE**

20' 0" x 15' 9" (6.10m x 4.80m) (approx.) Velux window to rear, Dormer window to front, wall mounted light fittings, radiator, fitted wardrobes and UPVC window to side.
- ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, heated towel rail, shaver point, part tiled walls and Velux window to rear.
- OUTSIDE**

The Southerly facing rear garden is laid to lawn with a paved patio area, shed, mature shrubs and enclosed by fencing.

Off road parking to the front for two vehicles.
- 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.

