



Rosedale
PROPERTY AGENTS

'Making your move easier'



19 The Croft, Bourne, Lincolnshire PE10 9GX

£250,000



VERY WELL MAINTAINED AND PRESENTED THROUGHOUT Rosedale are delighted to present to the market this lovely chalet bungalow located within The Croft, a very popular over-55s development close to Bourne town centre and the bus station. The property has been extremely well maintained and offers spacious accommodation both upstairs and downstairs. On entering the property, there is a bay-fronted lounge, shower room, dining room, and kitchen/breakfast room. Upstairs, there are two double bedrooms, the main with ensuite, and a family bathroom. Outside, there are communal gardens and parking. This property is ideal for any active retiree who still enjoys being out and about, walking to the shops, and having a lock-up-and-leave home to enjoy holidays, with all gardens maintained by the groundsmen. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: C. Council Tax Band: C.

rosedaleproperties.co.uk

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ENTRANCE HALL

Half glazed door to front, radiator, stairs to first floor and cupboard.

SHOWER ROOM

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

LIVING ROOM

14' 3" x 10' 4" (4.34m x 3.15m) (approx.) UPVC bay window to side and radiator.

DINING ROOM

12' 3" x 8' 8" (3.73m x 2.64m) (approx.) UPVC window to side and radiator.

KITCHEN/BREAKFAST

15' 3" x 11' 9" (4.65m x 3.58m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, integrated fridge freezer, plumbing and space for washing machine, tiled flooring, radiator, French doors to rear/side and UPVC window to front.

LANDING

Loft access and cupboard.

BEDROOM ONE

14' 3" x 9' 6" (4.34m x 2.90m) (approx.) UPVC bay window to side, double wardrobe and radiator.

ENSUITE

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

BEDROOM TWO

14' 10" x 8' 2" (4.52m x 2.49m) (approx.) UPVC window to rear/side 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 Dorma window to front.

OUTSIDE

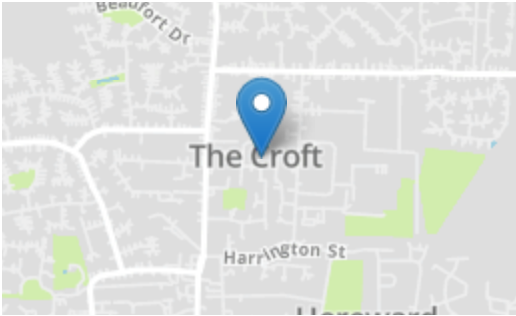
Communal parking and gardens, managed by the Croft management company.

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.

Remaining lease - 114 YEARS

Monthly Service Charge - £226.90



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

