



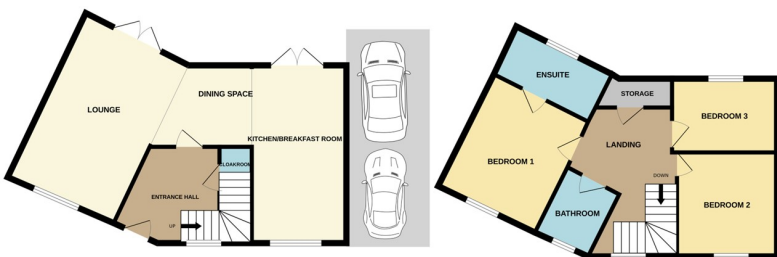
Rosedale
PROPERTY AGENTS

'Making your move easier'



3 Sandown Drive, Bourne, Lincolnshire PE10 0AP

£225,000



IDEAL STARTER HOME Rosedale are delighted to offer this lovely well appointed semi detached home, located in the popular modern development of Elsea Park. The property has a light and airy feel throughout with a spacious entrance hall, cloakroom, lounge, open plan dining area leading to the kitchen/breakfast. With two sets of UPVC French doors to the garden the light just floods in. Upstairs there are three bedrooms, main with ensuite, and family bathroom. Outside there is driveway parking for two cars and a lawned rear garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/Council Tax Band B.

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ENTRANCE HALL

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

CLOAKROOM

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

LOUNGE

16' 9" x 10' 11" (5.11m x 3.33m) (approx.) Open plan, dual aspect UPVC windows to front and rear and radiator.

KITCHEN/DINER

16' 10" x 8' 10" (5.13m x 2.69m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, radiator, UPVC window to front and UPVC French doors to garden.

LANDING

Radiator, airing cupboard and UPVC window to side.

BEDROOM ONE

12' 7" x 9' 11" (3.84m x 3.02m) (approx.) UPVC window to front and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, radiator, shaver point, extractor fan and UPVC window to rear.

BEDROOM TWO

9' 8" x 9' 4" (2.95m x 2.84m) (approx.) UPVC window to front, radiator and loft access.

BEDROOM THREE

9' 11" x 6' 10" (3.02m x 2.08m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, radiator, extractor fan and downlighting.

OUTSIDE

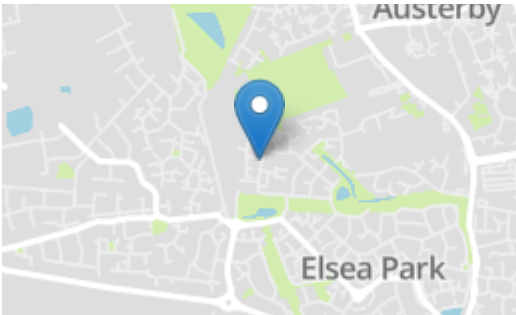
To the front there is tandem parking for two vehicles.

The rear garden is laid to lawn with paved patio, gated side access 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(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		

