



6 Wincanton Way, Bourne, Lincolnshire PE10 0ZJ

£210,000



*****POPULAR MODERN FAMILY HOME***** Rosedale are delighted to offer to the market this well-presented home, located on the edge of the popular Elsea Park development, with woodland to the front. The property is within easy reach of Bourne town centre and local schools. This lovely, well-presented home features three bedrooms, including a main bedroom with en-suite, and a family bathroom upstairs. Downstairs, there is a spacious lounge and a kitchen/breakfast room to the rear, overlooking the garden. The rear garden is fully enclosed with fencing, borders, and a paved patio. A gate provides access to the garage, which includes an EV charger, along with allocated parking. To fully appreciate this property, viewings are highly recommended. EPC ENERGY RATING: B COUNCIL TAX BAND: B

ENTRANCE HALL

Half glazed door to the front. Tiled floor, radiator. Stairs to first floor accommodation.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Radiator, tiled floor. UPVC double glazed window to the side.

LOUNGE

15' 6" x 10' 10" (4.72m x 3.30m) Radiator. UPVC double glazed window to the front.

KITCHEN/BREAKFAST

17' 9" x 14' 1" (5.41m x 4.29m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven, gas hob with extractor fan over. Integrated fridge / freezer, integrated dishwasher. Integrated washing machine. Tiled floor, bench seating, modern radiator. UPVC double glazed window to the rear, French doors to the garden.

LANDING

Double cupboard with fitted shelving.

BEDROOM ONE

10' 6" x 9' 7" (3.20m x 2.92m) (approx) UPVC double glazed window to the front. Radiator, cupboard/wardrobe with shelving..

ENSUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Part tiled, extractor fan, heated towel rail.

BEDROOM TWO

11' 1" x 11' 1" (3.38m x 3.38m) (approx) UPVC double glazed window to the rear. Radiator.

BEDROOM THREE

8' 9" x 7' 6" (2.67m x 2.29m) (approx) UPVC double glazed window to the rear. Radiator, fitted shelving.

BATHROOM

Fitted with a three piece suite comprising bath with mixer shower over, wash hand basin and WC. Heated towel rail. UPVC double glazed window to the front.

OUTSIDE

The rear garden is laid to lawn with a paved patio area and is fully enclosed by fencing. There is gated access to the rear. There is also off road parking to the single garage.

SINGLE GARAGE

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.

