



Rosedale
PROPERTY AGENTS

'Making your move easier'



20 Ascot Close, Bourne, Lincolnshire PE10 0WL

£220,000



One of the Most Popular House Designs Rosedale are delighted to offer to the market this three-storey townhouse, located in the popular development of Elsea Park. The property is situated within a cul-de-sac, close to the local primary school and within walking distance of Bourne Grammar School. It has been well maintained and was purchased by its current owner from new. On the ground floor, there is a cloakroom, kitchen, and lounge/diner. The first floor comprises two bedrooms, a bathroom, and an office. The top floor features the main bedroom with built-in wardrobes, a dormer window, and an en-suite. Outside, there are two parking spaces, an additional side garden, and gated access to the fully enclosed rear garden. To fully appreciate this ideal first-time buyer's property, viewings are highly recommended. EPC Energy Rating: C/Council Tax Band: C

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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, radiator and UPVC window to front.

KITCHEN

11' 11" x 7' 11" (3.63m x 2.41m) (approx.) Fitted with a range of base and eye level units, enamel sink with mixer tap, part tiled walls, integrated oven, hob, extractor fan, plumbing and space for washing machine and dishwasher, fridge freezer space and downlights.

LOUNGE/DINER

15' 1" x 15' 0" (4.60m x 4.57m) (approx.) French doors to garden, two radiators and cupboard.

LANDING

Cupboard.

BEDROOM TWO

15' 0" x 11' 1" (4.57m x 3.38m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

9' 9" x 7' 10" (2.97m x 2.39m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, 3/4 tiled walls, extractor fan, shaver point, heated towel rail and UPVC window to side.

OFFICE

6' 10" x 6' 0" (2.08m x 1.83m) (approx.) UPVC window to front, radiator and stairs to first floor.

BEDROOM ONE

15' 4" x 15' 0" (4.67m x 4.57m) (approx.) Dormer window to front, built in wardrobes, cupboard and radiator.

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.

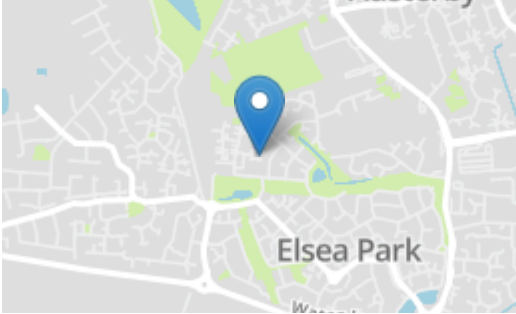
OUTSIDE

There is off road parking to the front for two vehicles.

The rear garden is laid to lawn with paved patio, gravel boarders, shed, 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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)		90
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		
EU Directive 2002/91/EC		
England, Scotland & Wales		

