



10 Tilia Way, Bourne, Lincolnshire PE10 0QR

£340,000



\*\*\* EXECUTIVE FAMILY HOME CLOSE TO AMENITIES & SCHOOLS - NO ONWARD CHAIN \*\*\* Rosedale Property Agents are delighted to bring to the market this exceptional five-bedroom executive home attractively positioned within the Elsea Park development. In need of updating, this spacious property offers substantial living space with a welcoming entrance hall which leads to a bright lounge, an open-plan kitchen / breakfast room, generous dining room and additional study. Also downstairs there is a practical utility room, cloakroom and a conservatory with French doors leading onto the rear garden. Upstairs is a master bedroom with ensuite shower room and fitted wardrobes. Bedroom Two also features wardrobes and an ensuite shower room and there are also three more double bedrooms along with a family bathroom. Outside is ample off road parking, a double garage and a fully enclosed rear garden. Bourne is an area celebrated for its strong community spirit, abundant green spaces and excellent schools so this exceptional property represents a fantastic opportunity to secure a substantial family home in a highly desirable location. Offers are invited in excess of £340,000. EPC Energy Rating C -

**ENTRANCE HALL**  
Half glazed door to front, two windows to front, laminate flooring, stairs to first floor, cupboard and radiator.

**CLOAKROOM**  
Fitted with a two piece suite comprising WC and wash hand basin, radiator and UPVC window to side.

**OFFICE**  
12' 5" x 6' 8" (3.78m x 2.03m) (approx.) UPVC window to side, radiator and fitted office furniture.

**KITCHEN/BREAKFAST**  
16' 6" x 15' 11" (5.03m x 4.85m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, upstands, range cooker, extractor fan, fridge freezer space, tiled flooring, radiator, UPVC window to rear and UPVC sliding doors to garden.

**UTILITY**  
7' 10" x 6' 9" (2.39m x 2.06m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, plumbing and space for washing machine and tumble dryer and door to garage.

**LOUNGE**  
18' 3" x 13' 11" (5.56m x 4.24m) (approx.) UPVC window to front and two radiators.

**DINING ROOM**  
13' 10" x 10' 8" (4.22m x 3.25m) (approx.) Radiator and UPVC sliding doors to garden.

**CONSERVATORY**  
15' 0" x 10' 3" (4.57m x 3.12m) (approx.) UPVC Construction, pitched roof and tiled flooring.

**LANDING**  
Loft access, cupboard and radiator.

**BEDROOM ONE**  
20' 11" x 16' 1" (6.38m x 4.90m) (approx.) Two UPVC windows to front, UPVC window to rear, radiator and fitted wardrobes.

**ENSUITE**  
Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, part tiled walls and UPVC window to rear.

**BEDROOM TWO**  
14' 9" x 14' 3" (4.50m x 4.34m) (approx.) Two UPVC windows to front, built in wardrobes, cupboard and radiator.

**ENSUITE**  
Refitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, shaver point, heated towel rail, tiled flooring and extractor fan.

**BEDROOM THREE**  
13' 8" x 11' 5" (4.17m x 3.48m) (approx.) UPVC window to rear, radiator and fitted wardrobe.

**BEDROOM FOUR**  
13' 8" x 11' 5" (4.17m x 3.48m) (approx.) UPVC window to rear, radiator and fitted wardrobes.

**BEDROOM FIVE**  
13' 9" x 11' 3" (4.19m x 3.43m) (approx.) UPVC window to front, radiator and built in wardrobe.

**BATHROOM**  
Fitted with a three piece suite comprising WC, wash hand basin and bath, extractor fan, part tiled walls, heated towel rail and shaver point.

**DOUBLE GARAGE**  
Twin doors, light, power and wall mounted gas boiler.

**OUTSIDE**  
Brick block paved driveway, metal fencing and off road parking to the front.

The rear garden is laid to lawn with paved patio, summer house, outside tap, 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.

