



107 Great Leighs, Bourne, Lincolnshire PE10 0WZ

£180,000



*****SUPER TWO BEDROOM HOME WITH OFF ROAD PARKING FOR TWO AND NO ONWARD CHAIN***** Situated in the popular Elsea Park estate, this semi detached house benefits from a modern open plan kitchen/living/dining area with built in appliances and French doors to the west facing enclosed garden. There is also a downstairs cloakroom and utility cupboard. Upstairs there are two bedrooms and a family bathroom whilst outside provides off road parking for two vehicles. IDEAL FOR FIRST TIME BUYERS AND INVESTORS! EPC Energy Rating B/Council Tax Band A.

ENTRANCE HALL

Entrance door with UPVC double glazed window to the side, utility cupboard with space and plumbing for washing machine and wall mounted boiler. Open plan to:

OPEN PLAN KITCHEN/DINING/LIVING AREA

13' 01" x 18' 07" (3.99m x 5.66m) (approx.)

Kitchen area: Fitted with a range of matching wall and base units, fitted worktop, stainless steel drainer sink with mixer tap over, integrated dish washer, integrated fridge freezer, double electric oven, 4 ring gas hob with extractor over, stairs to first floor accommodation.

Dining/Living area: Two radiators and UPVC double glazed French door to garden.

FIRST FLOOR LANDING

Radiator and access to loft.

BEDROOM ONE

7' 08" x 11' 01" (2.34m x 3.38m) (approx.) Radiator, two UPVC double glazed windows to front aspect and built in cupboard.

BEDROOM TWO

7' 10" x 13' 01" (2.39m x 3.99m) (approx.) Radiator and UPVC double glazed window to rear aspect.

BATHROOM

Fitted with a matching three piece suite comprising bath with shower over and glazed shower screen, low level WC and pedestal wash hand basin. Radiator.

OUTSIDE

To the front there are two block paved allocated parking spaces and there is a path to the side leading through to the rear garden.

The west facing rear garden is enclosed and mainly laid to lawn with a paved patio area and side gate.

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.

