



102 Spa Chase, Bourne, Lincolnshire PE10 2AH

£280,000



MODERN, WELL-MAINTAINED THROUGHOUT Rosedale are delighted to present to the market this extremely popular style of property within Bourne Springs, Elsea Park. The property is within easy access to Bourne town centre and local schools. It is being sold with no onward chain and is not overlooked. Upon entering the spacious hall, there is a lounge, a cloakroom, and a kitchen/breakfast room with a utility room off. Upstairs, there are four bedrooms, the main with an en-suite, and a family bathroom. To the front, there is ample parking, as the property is located towards the end of a cul-de-sac. The rear garden has recently had a sandstone patio installed and benefits from not being overlooked. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: B / Council Tax Band: C.

- ENTRANCE**

Half glazed door to front, wood effect tiled flooring, radiator and two storage cupboards.
- CLOAKROOM**

Fitted with a two piece suite comprising, WC and wash hand basin, part tiled walls, wood effect tiled flooring and radiator.
- KITCHEN/BREAKFAST**

18' 8" x 11' 0" (5.69m x 3.35m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, tiled flooring, radiator, UPVC window to rear and UPVC French doors to garden.
- UTILITY ROOM**

5' 7" x 4' 1" (1.70m x 1.24m) (approx.) Fitted with a range of base units, plumbing and space for washing machine, tiled flooring and radiator.
- LOUNGE**

14' 8" x 11' 10" (4.47m x 3.61m) (approx.) UPVC window to front and radiator.
- LANDING**

Radiator and loft access.
- BEDROOM ONE**

11' 10" x 10' 9" (3.61m x 3.28m) (approx.) UPVC window to front and radiator.
- ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, fully tiled walls, heated towel rail and tiled flooring.
- BEDROOM TWO**

11' 7" x 9' 3" (3.53m x 2.82m) (approx.) UPVC window to rear and radiator.
- BEDROOM THREE**

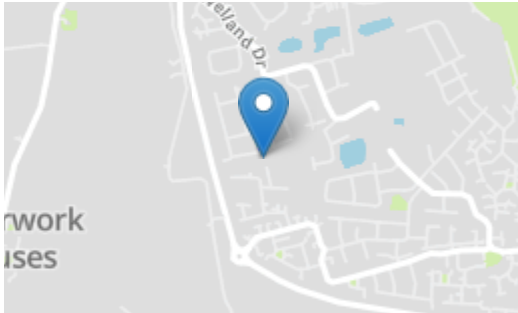
10' 9" x 9' 2" (3.28m x 2.79m) (approx.) UPVC window to rear and radiator.
- BEDROOM FOUR**

7' 9" x 7' 3" (2.36m x 2.21m) (approx.) UPVC window to front and radiator.
- BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, heated towel rail and fully tiled.
- OUTSIDE**

Off road parking to the front on the driveway.
- The rear garden is laid to lawn with gravel area, gated 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		
Very energy efficient - lower running costs	Current	Potential
(92+)		95
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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

