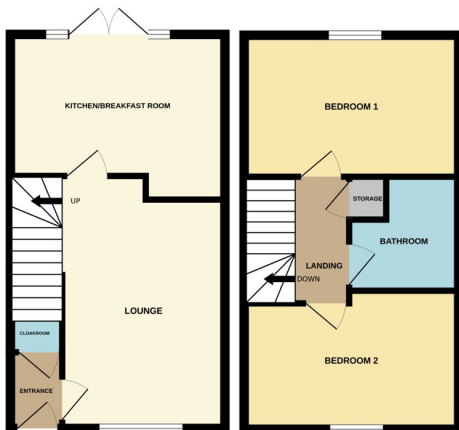




91 Lingfield Park, Bourne, Lincolnshire PE10 0ZD

£205,000



NEARLY NEW SEMI DETACHED HOME Rosedale are delighted to offer to the market this well maintained first time buyers home, located on the newest part of the popular modern development of Elsea Park. The property is within easy access to Bourne town centre and local schools. The property has two double bedrooms and a family bathroom upstairs. Downstairs there is a small entrance, cloakroom, lounge and kitchen/breakfast. Outside there is driveway parking to the side of the property and a fully enclosed rear garden. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating B/Council Tax Band B.

ENTRANCE HALL

Door to front and radiator.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls and radiator.

LOUNGE

15' 9" x 13' 5" (4.80m x 4.09m) (approx.) UPVC window to front, stairs to first floor and radiator.

KITCHEN/BREAKFAST

13' 3" x 11' 0" (4.04m x 3.35m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, upstands, integrated oven, hob, extractor fan, fridge freezer space, plumbing and space for washing machine, radiator and UPVC French doors to garden.

LANDING

Cupboard, loft access and radiator.

BEDROOM ONE

13' 3" x 8' 10" (4.04m x 2.69m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO

13' 3" x 7' 10" (4.04m 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 shower over, part tiled walls, extractor fan and radiator.

OUTSIDE

Off road parking to front.

The rear garden is enclosed by fencing, laid to lawn, paved patio area and has gated side access.

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.

