



8 Taunton Road, Bourne, Lincolnshire PE10 0XE

£210,000



IDEAL FOR FIRST-TIME BUYERS AND INVESTORS - NO ONWARD CHAIN Rosedale Property Agents are delighted to present this modern, well-presented home situated in Bourne's Elsea Park development which is within easy reach of the town centre, local schools and amenities. The ground floor offers an entrance hall, kitchen/breakfast room, cloakroom and a lounge/diner with French doors opening onto the rear garden. Upstairs there is a master bedroom with a built-in wardrobe and an ensuite shower room, two further bedrooms and a family bathroom. Outside, the property benefits from driveway parking for two vehicles to the front and a private, west facing garden to the rear. Viewings are highly recommended. EPC Rating: B | Council Tax Band: B

ENTRANCE HALL

Composite door to front, tiled flooring, radiator, storage cupboard and stairs to first floor.

CLOAKROOM

Fitted with a matching two piece suite comprising low level WC and wash hand basin. Part tiled walls, extractor fan and tiled flooring.

KITCHEN/BREAKFAST ROOM

11' 7" x 10' 1" max 8' 4" min (3.53m x 3.07m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated oven, hob, extractor fan, space and plumbing for washing machine, fridge freezer space, tiled flooring, radiator and UPVC double glazed window to front.

LOUNGE/DINER

15' 5" x 12' 8" (4.70m x 3.86m) (approx.) Radiator, UPVC double glazed French doors to garden and UPVC double glazed window to rear.

LANDING

Radiator.

BEDROOM 1

11' 2" max (into wardrobe) 9' 4" min x 9' 7" (3.40m max x 2.92m) (approx.) UPVC double glazed window to front, radiator and built in wardrobes.

ENSUITE

Fitted with a matching three piece suite comprising low level WC, wash hand basin and shower cubicle, part tiled walls, extractor fan, radiator and UPVC double glazed window to front.

BEDROOM 2

10' 8" x 8' 6" (3.2m x 2.5m) (approx.) Radiator and UPVC double glazed window to front. Loft access.

BEDROOM 3

12' 2" x 6' 6" (3.71m x 1.9m) (approx.) Radiator and UPVC double glazed window to rear.

BATHROOM

Fitted with a matching three piece suite comprising low level WC, wash hand basin and bath with shower over. Part tiled walls, extractor fan and radiator.

OUTSIDE

Driveway parking for two cars side by side to the front with gated access to the rear garden.

The west facing rear garden is mainly laid to lawn with paved patio, shed 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.

