



**31 Aintree Way, Bourne, Lincolnshire PE10 0WG**

**£185,000**



\*\*\* MODERN TWO-BEDROOM SEMI-DETACHED HOME – ELSEA PARK | NO ONWARD CHAIN \*\*\* Offered to the market with no onward chain, this well presented modern, two bedroom, semi-detached property is ideal for first-time buyers, downsizers, or buy-to-let investors. The accommodation is in good condition throughout and briefly comprises a welcoming entrance hall, a bright and spacious living room with French doors to the rear garden and a modern fitted kitchen with ample storage and worktop space. Upstairs, there are two well proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden perfect for outdoor entertaining and off-road parking to the front. Conveniently located to local amenities and green spaces, early viewing is highly recommended. EPC Energy Rating currently unavailable/Council Tax Band: B

## ENTRANCE HALL

Door to front, laminated flooring, stairs to first floor and radiator.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, laminated flooring, part tiled walls, radiator and UPVC window to side.

## KITCHEN

9' 3" x 7' 9" (2.82m x 2.36m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, integrated oven, hob, extractor fan, plumbing and space for washing machine, fridge freezer space, part tiled walls, downlighting and UPVC window to front.

## LOUNGE/DINER

14' 11" x 12' 10" (4.55m x 3.91m) (approx.) UPVC window to rear, wall panelling, laminate flooring, radiator, under stair cupboard, two radiators and UPVC French door to garden.

## LANDING

UPVC window to side, airing cupboard and loft access.

## BEDROOM ONE

11' 3" x 10' 0" (3.43m x 3.05m) (approx.) UPVC window to front, radiator and built in wardrobe.

## ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, extractor fan and radiator.

## BEDROOM TWO

10' 2" x 7' 11" (3.10m x 2.41m) (approx.) UPVC window to rear, radiator and wall panelling.

## BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, radiator, extractor fan and UPVC window to rear.

## OUTSIDE

Allocated parking to the front.

The rear garden is laid to lawn with paved patio, 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.

