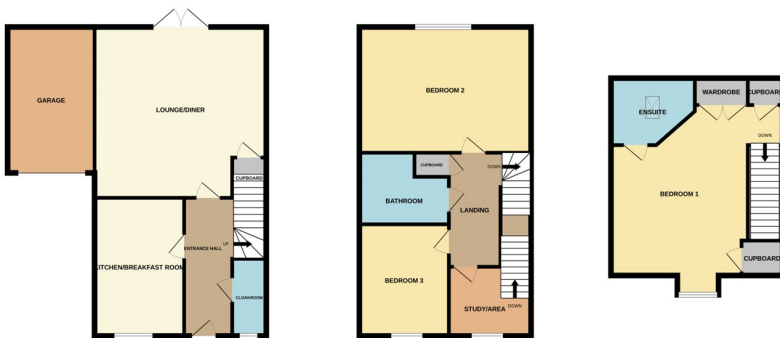




**70 Sandown Drive, Bourne, Lincolnshire PE10 0WP**

**£225,000**



\*\*\*MODERN TOWNHOUSE\*\*\* Rosedale are pleased to offer this very popular style family home located in a spacious part of Elsea Park. The property is within easy reach of local schools and Bourne town centre. This particular style of property is probably the most sort after design, with a large main bedroom with ensuite and built in wardrobes, two further good size bedrooms and a family bathroom. On the ground floor there is a cloakroom, kitchen/breakfast and a lounge/diner. The outside has parking to the side leading to a garage and the availability of owning a electric vehicle. There is also a fully enclosed rear garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band C.

### ENTRANCE HALL

Half glazed door to front, single radiator and stairs to first floor.

### CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Partly tiled, UPVC double glazed window to front and radiator.

### KITCHEN

14' 4" x 9' 5" (4.37m x 2.87m) (approx.) Fitted with a range of base and eye level units with work surfaces over, stainless steel unit, mixer tap and tiled splashbacks. Plumbing for automatic washing machine, integrated oven, hob, extractor fan, fridge freezer space and downlighting.

### LOUNGE

18' 1" x 18' 0" (5.51m x 5.49m) (approx.) UPVC double glazed window window to rear, cupboard, glazed door to garden.

### LANDING

Stairs from ground floor, radiator and cupboard.

### BEDROOM ONE

20' 9" x 18' 0" (6.32m x 5.49m) (approx.) Dorma window to front, radiator, wardrobe and cupboard.

### ENSUITE

Fitted with a three piece suite comprising wash hand basin, WC and shower cubicle. Partly tiled, extractor fan, radiator, Velux window and towel rail.

### BEDROOM TWO

18' 0" x 13' 3" (5.49m x 4.04m) (approx.) UPVC double glazed window to rear and radiator.

### BEDROOM THREE

11' 9" x 9' 5" (3.58m x 2.87m) (approx.) UPVC double glazed window to front and radiator.

### STUDY AREA

8' 2" x 7' 3" (2.49m x 2.21m) (approx.) UPVC double glazed window to front and radiator.

### OUTSIDE

Front: Off road parking and garage.

Rear: Enclosed by fencing, laid to lawn, paved patio area and door to garage.

### SINGLE GARAGE

### 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.

