



**14 Kelso Drive, Bourne, Lincolnshire PE10 0ZH**

**£185,000**



\*\*\*WELL PRESENTED FIRST TIME BUYERS HOME\*\*\* Rosedale are delighted to offer to the market this well-proportioned, modern property, located in the popular area of Elsea Park. The property is tucked away in a quiet cul-de-sac with driveway parking to the side. It is being sold with no onward chain and is in excellent condition throughout. There are two bedrooms—one at the front and one at the rear of the house—with the main bedroom featuring an en-suite, along with a separate family bathroom. Downstairs, there is an entrance hall, a cloakroom, a kitchen, and a lounge/diner overlooking the garden. Outside, there is a small, easy-to-maintain front garden with parking and gated access to the rear garden, which is mainly laid to lawn. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating B/Council Tax Band B.

## ENTRANCE HALL

Half glazed door to front, tiled flooring and radiator.

## CLOAKROOM

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

## KITCHEN

9' 4" x 7' 7" (2.84m x 2.31m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, gas hob, extractor fan, integrated oven, integrated fridge freezer, integrated washing machine, tiled flooring and downlighting.

## LOUNGE/DINER

15' 0" x 12' 10" (4.57m x 3.91m) (approx.) UPVC French doors to garden, two radiators and cupboard under stairs.

## LANDING

Airing cupboard and UPVC window to side.

## BEDROOM ONE

10' 10" x 9' 9" (3.30m x 2.97m) (approx.) UPVC window to front, radiator and wardrobe.

## ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle with electric shower, extractor fan, part tiled walls, tiled flooring, downlighting, radiator and UPVC window to front.

## BEDROOM TWO

10' 1" x 7' 11" (3.07m x 2.41m) (approx.) UPVC window to rear, loft access and radiator.

## BATHROOM

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

## OUTSIDE

Driveway to side with allocated parking.

The rear garden is laid to lawn 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. This charge has been paid up to 2026.

