



**17 Cowslip Crescent, Bourne, Lincolnshire PE10 0GE**

**£225,000**



**\*\*\*GENEROUS SIZE REAR GARDEN - OFFERS IN EXCESS OF £225,000\*\*\*** Rosedale Property Agents are delighted to offer to the market this well-presented property, situated within the popular development of Elsea Park. The location is highly sought-after, being within easy reach of local shops, Bourne Grammar School, and the town centre. Elsea Park continues to be a preferred choice for young families due to its excellent access to schools and amenities. This semi-detached home benefits from a driveway leading to a single garage, positioned alongside the property. Upon entering, there is a welcoming entrance hall with a cloakroom, a refitted kitchen/breakfast room, and a spacious lounge with direct access to the generous rear garden—ideal for both relaxing and entertaining. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: C | Council Tax Band: B

### ENTRANCE HALL

Composite door to front, radiator and stairs to first floor.

### CLOAKROOM

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

### KITCHEN

13' 10" x 7' 4" (4.22m x 2.24m) (approx.) Refitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, downlighting, fridge freezer space, plumbing and space for washing machine, plumbing and space for dishwasher, breakfast bar, laminate flooring and UPVC window to front.

### LIVING ROOM

15' 7" x 14' 11" (4.75m x 4.55m) (approx.) UPVC window to front, panelling, two radiators, cupboard under stairs and UPVC French doors to garden.

### LANDING

### BEDROOM ONE

12' 10" x 8' 10" (3.91m x 2.69m) (approx.) Built in wardrobe, over stairs cupboard, radiator and two UPVC windows to front.

### BEDROOM TWO

10' 8" x 7' 10" (3.25m x 2.39m) (approx.) UPVC window to rear, built in wardrobe and radiator.

### BEDROOM THREE

8' 7" x 6' 8" (2.62m x 2.03m) (approx.) UPVC window to rear, wall panelling and radiator.

### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and P-shape bath with shower over, fully tiled walls, heated towel rail and laminate flooring.

### OUTSIDE

There are mature shrubs and hedging to the front and off road parking on the driveway leading to the garage.

The rear garden is laid to lawn with paved patio, gravel area, mature shrubs, summerhouse 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.

