



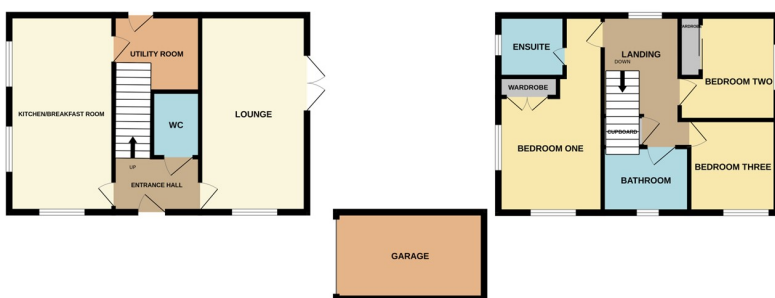
Rosedale
PROPERTY AGENTS

'Making your move easier'



2 Cowslip Crescent, Bourne, Lincolnshire PE10 0GE

£230,000



*****WELL PRESENTED THROUGHOUT***** Rosedale Property Agents are delighted to offer to the market this well-maintained detached property, located in a popular part of Elsea Park, close to local amenities and schools. The home features three bedrooms, including a dual-aspect principal bedroom with an en-suite, as well as a family bathroom upstairs. On the ground floor, you'll find a dual-aspect lounge, a kitchen/dining room, a utility room, and a cloakroom. The rear garden is mainly laid to lawn, and there is driveway parking in front of a single garage. Early viewing is highly recommended to fully appreciate everything this property has to offer. EPC Energy Rating: Currently Unavailable – Council Tax Band: C.

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ENTRANCE HALL

Composite door to front and stairs to first floor.

WC

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls and radiator.

KITCHEN/DINER

17' 11" x 9' 4" (5.46m x 2.84m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, gas hob, extractor fan, plumbing and space for dishwasher, fridge space, tiled flooring, two radiators, two UPVC windows to side and UPVC window to front.

UTILITY

5' 11" x 5' 3" (1.80m x 1.60m) (approx.) Fitted with a range of base units, stainless steel sink unit, plumbing and space for washing machine, part tiled walls, radiator, tiled flooring, wall mounted gas boiler, cupboard and half glazed door to garden.

LOUNGE

17' 10" x 9' 7" (5.44m x 2.92m) (approx.) UPVC window to front, radiator and UPVC French doors to garden.

LANDING

Loft access, cupboard and UPVC window to rear.

BEDROOM ONE

17' 10" x 9' 8" (5.44m x 2.95m) (approx.) UPVC windows to front and side and radiator.

ENSUITE

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

BEDROOM TWO

9' 9" x 8' 8" (2.97m x 2.64m) (approx.) UPVC window to rear, fitted wardrobe and radiator.

BEDROOM THREE

8' 10" x 8' 8" (2.69m x 2.64m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, shaver point, radiator and UPVC window to front.

OUTSIDE

Driveway leading to the garage and tandem parking with two spaces.

The rear garden is laid to lawn with decking, gated 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.

