



2 Quayside East, Bourne, Lincolnshire PE10 0QN

£285,000



LOCATED OVERLOOKING THE ELSEA PARK FOUNTAIN Rosedale are delighted to present to the market this recently redecorated and carpeted family home, located on the edge of Elsea Park. The property is within easy access to Bourne town centre, local shops and schools. Elsea park is fast becoming the most popular location for young families and first time buyers. The property is being sold with no onward chain and is ready to move straight in. Upstairs there are four bedrooms, ensuite and wet room. Downstairs there are two receptions, lounge, conservatory, kitchen/breakfast, utility and cloakroom. Outside there is parking to the side leading to the garage, and access to the fully enclosed rear garden. To fully appreciate this family home viewings are highly recommended. EPC Energy Rating C - Council Tax Band D.

ENTRANCE HALL

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

DINING ROOM

10' 9" x 8' 10" (3.28m x 2.69m) (approx.) UPVC window to front and radiator.

LOUNGE

15' 4" x 11' 3" (4.67m x 3.43m) (approx.) UPVC window to rear, radiator, electric fireplace, and French doors to:

CONSERVATORY

10' 2" x 8' 6" (3.10m x 2.59m) (approx.) Pitched roof, UPVC construction, tiled flooring, storage heater and French doors to garden.

KITCHEN/BREAKFAST

14' 4" x 8' 3" (4.37m x 2.51m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, tiled flooring, integrated fridge freezer, integrated dishwasher, radiator and UPVC window to front.

UTILITY

7' 2" x 5' 1" (2.18m x 1.55m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, plumbing and space for washing machine, tiled flooring, part tiled walls, radiator and half glazed door to garden.

CLOAKROOM

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

BEDROOM ONE

12' 5" x 9' 1" (3.78m x 2.77m) (approx.) UPVC window to front, radiator and double wardrobe.

ENSUITE

Fitted with a three piece suite comprising, WC, wash hand basin and shower cubicle, radiator and UPVC window to front.

BEDROOM TWO

12' 4" x 8' 3" (3.76m x 2.51m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

9' 3" x 8' 3" (2.82m x 2.51m) (approx.) UPVC window to rear and radiator.

BEDROOM FOUR

8' 10" x 7' 2" (2.69m x 2.18m) (approx.) UPVC window to rear and radiator.

BATHROOM/WETROOM

UPVC window to rear hand wash basin, low level wc, electric shower and heated towel rail.

OUTSIDE

The rear garden is fully enclosed by fencing and consist of mainly gravel and paved areas. There are a number of conifers, mature shrubs, and trees. There is a large lean-to above a seating area.

There is off road parking leading to the single garage.

The front garden is also low maintenance with gravel and shrubs, overlooking the fountain within the pond.

GARAGE

Light and power with up and over door to front and rear courtesy door from the garden.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

