



**103 Great Leighs, Bourne, Lincolnshire PE10 0WZ**

**£215,000**



**\*\*\*SUPER THREE BEDROOM HOME WITH ENSUITE AND OFF ROAD PARKING\*\*\*** Situated in the popular Elsea Park estate, this semi detached house benefits from a modern breakfast kitchen, lounge with doors leading out to the enclosed rear garden with summerhouse and cloakroom to the ground floor. Upstairs there are three bedrooms with ensuite to master bedroom and a family bathroom whilst outside provides off road parking for two vehicles. **IDEAL FOR FIRST TIME BUYERS AND INVESTORS!** EPC Energy Rating B/Council Tax Band B.



### ENTRANCE HALLWAY

Under stairs storage cupboard.

### DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising wash hand basin, low level WC, extractor fan and radiator.

### KITCHEN/BREAKFAST ROOM

11' 2" x 10' 1" (3.40m x 3.07m) (approx.) Fitted with a range of base, drawer and wall mounted units, fitted worktop, sink with mixer tap over, four ring gas hob with extractor fan over, electric oven, UPVC double glazed window to front aspect, radiator, integral dishwasher, integral washing machine, integral fridge/freezer and kickboard lighting.

### LOUNGE

15' 5" x 12' 2" (4.70m x 3.71m) (approx.) UPVC double glazed French doors to rear garden and radiator.

### STAIRS TO FIRST FLOOR LANDING

Loft access and radiator.

### BEDROOM ONE

9' 8" x 9' 4" (2.95m x 2.84m) (approx.) UPVC double glazed window to front aspect and radiator.

### ENSUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level WC, radiator, extractor fan and UPVC double glazed window to front aspect.

### BEDROOM TWO

10' 8" x 8' 6" (3.25m x 2.59m) (approx.) UPVC double glazed window to rear aspect and radiator.

### BEDROOM THREE

12' 2" x 6' 3" (3.71m x 1.91m) (approx.) UPVC double glazed window to rear aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over and shower screen fitted, wash hand basin, low level WC and radiator.

### OUTSIDE

The front is open plan and low maintenance with driveway parking for two vehicles and side access to the rear garden which is enclosed and mainly laid to lawn with a paved patio and summerhouse.

### AGENT 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.

