



17 Water Lane, Bourne, Lincolnshire PE10 0QP

£225,000



\*\*\*DETACHED FAMILY HOME\*\*\* Rosedale are delighted to offer this modern family home to the market, located on the popular development of Elsea Park. The property sits in a quiet lane, with lane parking for visitors, it is in easy reach of Bourne town centre, local amenities, schools and bus stops. The property has three bedrooms, family bathroom, lounge, kitchen/breakfast, cloakroom and utility. Outside there is a West facing rear garden and a garage with off road parking. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating C/Council Tax Band C.



### ENTRANCE HALLWAY

Stairs to first floor landing, radiator and part glazed door with side screens.

### LOUNGE

17' 10" x 8' 8" (5.44m x 2.64m) (approx.) UPVC French doors to garden, radiator, TV point and UPVC window to front.

### CLOAKROOM

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

### KITCHEN/DINER

17' 10" x 7' 4" (5.44m x 2.24m) (approx.) Fitted with a range of base and eye level units, gas hob, integrated oven, extractor fan, plumbing and space for dishwasher, sink unit with mixer tap, tiled flooring, two radiators, TV point and UPVC windows to front and rear.

### UTILITY

6' 4" x 5' 1" (1.93m x 1.55m) (approx.) Wall mounted boiler, plumbing and space for dishwasher, extractor fan and part glazed door to garden.

### STAIRS TO FIRST FLOOR LANDING

UPVC window to rear, radiator, built in cupboard and access to loft.

### BEDROOM ONE

11' 0" x 9' 6" (3.35m x 2.90m) (approx.) UPVC window to front, radiator and built in double wardrobe.

### BEDROOM TWO

12' 7" x 9' 1" (3.84m x 2.77m) (approx.) UPVC window to front, radiator, built in double wardrobes and cupboard.

### BEDROOM THREE

8' 2" x 7' 5" (2.49m x 2.26m) (approx.) UPVC window to rear and radiator.

### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, extractor fan, radiator and UPVC window to rear.

### OUTSIDE

The front garden has mature shrubs, gravel area and a driveway to the side leading to the garage.

The enclosed rear garden is mainly laid to lawn, it has a paved patio area and gated side access.

### SINGLE GARAGE

Up and over door.

### 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.

