



Rosedale
PROPERTY AGENTS

'Making your move easier'



56 Great Leighs, Bourne, Lincolnshire PE10 0WF

£175,000



*****READY TO MOVE IN***** Rosedale are delighted to offer this lovely, well-presented home-ideal for first-time buyers-located in a popular part of Elsea Park, with easy access to Bourne town centre and Bourne Grammar School. The property benefits from a driveway to the side providing off-road parking, as well as a beautifully maintained west-facing garden with a decking area and a shed. Inside, the home has a light and airy feel, featuring an open-plan kitchen/dining/living area, a cloakroom, two double bedrooms with fitted wardrobes, and a family bathroom. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating B/Council Tax Band A.

rosedaleproperties.co.uk

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ENTRANCE

Half glazed door to front, cupboard.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls, radiator and UPVC window to front.

KITCHEN/LIVING/DINING ROOM

18' 8" x 13' 0" (5.69m x 3.96m) (approx.) Fitted with a range of base and eye level units, sink unit, integrated oven, hob, extractor fan, fridge freezer space, integrated dishwasher, stairs to first floor and UPVC French doors to garden.

LANDING

Radiator and loft access.

BEDROOM ONE

13' 0" x 7' 11" (3.96m x 2.41m) (approx.) UPVC window to rear, radiator and fitted wardrobes.

BEDROOM TWO

13' 0" x 7' 8" (3.96m x 2.34m) (approx.) UPVC window to front, radiator and fitted wardrobe.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, part tiled walls, extractor fan and radiator.

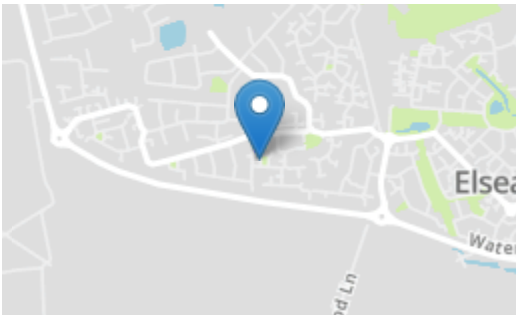
OUTSIDE

The rear garden is mainly laid to lawn with decking, mature shrubs, hedging, two sheds and enclosed by fencing.

The property has two parking spaces to the side.

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		96
(81-91) B		
(69-80) C		82
(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		

