



Rosedale
PROPERTY AGENTS

'Making your move easier'



8 Notley Way, Bourne, Lincolnshire PE10 2BG

£260,000



TWO YEAR OLD DETACHED HOME ON A CORNER PLOT WITH TWO ALLOCATED PARKING SPACES This three bedroom property offers bright and airy living accommodation across two floors and nicely positioned within the popular Elsea Park area of Bourne. Downstairs there is a lounge with bay window, cloakroom and a great size kitchen breakfast room with French doors leading out to the low maintenance rear garden. Upstairs there is an ensuite to the master bedroom, two further bedrooms and a family bathroom whilst outside there are two allocated parking spaces to the rear of the walled garden. EPC Energy Rating B - Council Tax Band C

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ENTRANCE HALLWAY

Radiator, under stairs storage cupboard and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin.

LOUNGE

15' 10" x 9' 04" (4.83m x 2.84m) (approx.) Radiator, UPVC double glazed window to front aspect and UPVC double glazed bay window to side aspect.

BREAKFAST KITCHEN

10' 03" x 15' 10" (3.12m x 4.83m) (approx.) Fitted with a range of modern base and wall units, fitted worktop, 1.25 stainless steel drainer sink with mixer tap over, integrated fridge freezer, integrated washing machine, space and plumbing for dishwasher, eye level oven, hob with extractor hood over, wall mounted boiler, radiator, UPVC double glazed window to side and rear aspects and UPVC double glazed French doors to garden.

LANDING

Radiator, loft access and over stairs storage cupboard.

BEDROOM ONE

9' 07" x 11' 07" (2.92m x 3.53m) (approx.) Radiator and UPVC double glazed window to side aspect.

ENSUITE

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

BEDROOM TWO

10' 04" x 7' 09" (3.15m x 2.36m) (approx.) Radiator and UPVC double glazed window to front aspect.

BEDROOM THREE

10' 10" x 7' 09" (3.30m x 2.36m) (approx.) Radiator and UPVC double glazed window to side aspect.

FAMILY BATHROOM

Fitted with a matching three piece suite comprising panel bath with shower over, low level WC and pedestal hand wash basin. Radiator, spotlights and UPVC double glazed window to front aspect.

OUTSIDE

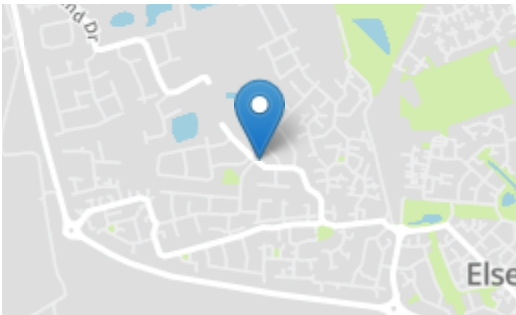
The property sits on a corner plot and the front garden is open plan and low maintenance with gravel and footpath leading to the front door.

Around the back of the garden there is two allocated parking spaces.

The rear garden is also low maintenance and enclosed by brick walling and fencing. It is mainly laid to gravel with slab stepping stones and a paved patio area, outside tap and gate providing access to the front and the parking spaces.

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		
Very energy efficient - lower running costs	Current	Potential
(92+)		96
(81-91)	A	
(69-80)	B	84
(55-68)	C	
(39-54)	D	
(21-38)	E	
(1-20)	F	
Not energy efficient - higher running costs	G	
England, Scotland & Wales		
EU Directive 2002/91/EC		

