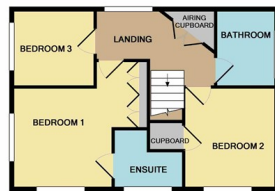
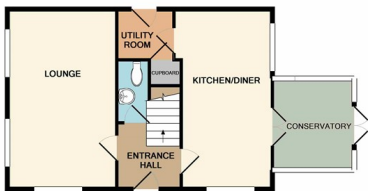




**1 Newton Abbott Way, Bourne, Lincolnshire PE10 0WS**

**£270,000**



**\*\*\*MODERN FAMILY HOME WITH CONSERVATORY\*\*\*** Rosedale are delighted to offer this modern linked detached home situated in the popular area of Elsea Park. The property is within walking distance to Bourne town center and Bourne Grammar. There is three bedrooms, main with ensuite, and family bathroom. Downstairs there is a kitchen/diner with upvc French doors to the conservatory, cloakroom, utility and lounge. Outside there is plenty of parking leading to a garage and a fully enclosed garden, to fully appreciate this property viewings are highly recommended. EPC Rating - C/ Council Tax Band - C

#### ENTRANCE HALLWAY

Tiled floor, radiator, stairs to first floor landing.

#### DOWNSTAIRS CLOAKROOM

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

#### LOUNGE

10' 10" x 17' 10" (3.30m x 5.44m) (approx.) UPVC double glazed windows to front and side aspects, two double radiators, TV point.

#### KITCHEN/DINER

17' 10" x 9' (5.44m x 2.74m) (approx.) Fitted with a range of base, drawer and wall mounted units, sink with mixer tap over, tiled splash backs, fitted worktops, five ring gas hob with extractor fan over, electric oven, built-in dishwasher, UPVC double glazed windows to front and rear aspects, two radiators, UPVC double glazed French doors to:

#### CONSERVATORY

9' x 8' (2.74m x 2.44m) (approx.) UPVC double glazed windows, UPVC double glazed French doors to rear garden, tiled floor.

#### UTILITY ROOM

5' x 5' (1.52m x 1.52m) (approx.) Fitted worktop, base units, space and plumbing for automatic washing machine, door to garage, under stairs storage cupboard.

#### STAIRS TO FIRST FLOOR LANDING

Radiator, storage cupboard.

#### BEDROOM ONE

11' x 10' (3.35m x 3.05m) UPVC double glazed window to front and side aspects, radiator, fitted wardrobes.

#### ENSUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level WC, tiled floor, heated towel rail, UPVC double glazed window to front aspect, extractor fan, tiled floor.

#### BEDROOM TWO

11' x 9' (3.35m x 2.74m) (approx.) UPVC double glazed window to front aspect, radiator, built-in cupboard.

#### BEDROOM THREE

9' x 7' (2.74m x 2.13m) (approx.) UPVC double glazed window to front aspect, radiator.

#### BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin, low level WC, extractor fan, UPVC double glazed window to rear aspect, heated towel rail.

#### OUTSIDE

The front garden is enclosed by railings and shrubs. There is a driveway to the side leading to a single garage.

The enclosed rear garden is mainly laid to lawn with paved patio, flowers and shrubs.

#### SINGLE GARAGE

With up and over door.

#### 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.

