



**1 Warwick Close, Bourne, Lincolnshire PE10 0WW**

**£360,000**



\*\*\*MODERN DETACHED SPACIOUS FAMILY HOME\*\*\* Rosedale Property Agents are delighted to offer to the market this well presented property located within easy access to local schools and Bourne town centre within the popular area of Elsea Park. This property has a welcoming entrance hall, with lounge, office and cloakroom off, leading to the lovely light and airy kitchen/breakfast living space with French doors leading out to the family size South West facing garden. There is also a utility room. Upstairs there are four bedrooms main with ensuite, and family bathroom. The property is ready to move straight into and would suit any growing family. To full appreciate this home viewings are highly recommended. EPC currently unavailable/Council Tax Band E

## ENTRANCE HALL

Composite door to front, tiled floor, radiator, storage cupboard and stairs to first floor.

## CLOAKROOM

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

## LOUNGE

17' 9" (into bay) x 12' 1" (5.41m x 3.68m) (approx.) UPVC double glazed window to front and two radiators.

## STUDY

7' 9" x 6' 1" (2.36m x 1.85m) (approx.) UPVC double glazed window to front and radiator.

## KITCHEN/DINING/LIVING AREA

8' 5" x 10' 0" (2.57m x 3.05m) (kitchen end) 27' 7" max x 15' 11" max (8.41m x 4.85m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap over, fitted worktops with part tiled splashbacks, integrated oven, 5 ring gas with extractor over, integrated dishwasher, space for fridge freezer, three radiators, tiled floor, under stairs storage cupboard, UPVC double glazed windows to rear, UPVC square bay with French doors to garden.

## UTILITY ROOM

5' 4" x 6' 2" (1.63m x 1.88m) (approx.) Fitted with eye level units, space and plumbing for washing machine, radiator, extractor fan, part tiled walls and half glazed door to side.

## LANDING

Loft access radiator and storage cupboard.

## BEDROOM ONE

12' 7" x 11' 8" (3.84m x 3.56m) (approx.) Two UPVC double glazed windows to front, radiator and fitted wardrobes.

## ENSUITE

Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle, part tiled walls, heated towel rail, extractor fan and storage cupboard.

## BEDROOM TWO

12' 4" max x 11' 1" max (3.76m x 3.38m) (approx.) UPVC double glazed window to front, radiator and fitted wardrobes.

## BEDROOM THREE

11' 0" (max) x 10' 5" (3.35m x 3.17m) UPVC double glazed window to rear and radiator.

## BEDROOM FOUR

10' 3" (max) x 9' 9" (3.12m x 2.97m) (approx.) UPVC double glazed window to rear and radiator.

## FAMILY BATHROOM

Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower over, part tiled walls, heated towel rail, extractor fan, UPVC double glazed window to rear and down lighting.

## SINGLE GARAGE

Up over door, rear access door with lights and power connected.

## OUTSIDE

Front: Driveway providing off road parking for two vehicles, resin frontage.

Rear: Mainly laid to lawn with paved patio area, seating area, side gate access and enclosed by fencing.

## AGENTS NOTE

The floorplan is for illustrative purposes only - not to scale and is meant as a guide only. Fixtures and fittings may not represent the current state of the property.

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.

