



1 Uttoxeter Close, Bourne, Lincolnshire PE10 0XX

£235,000



*****MODERN FAMILY HOME***** – Rosedale Property Agents are delighted to present this impressive three-storey family townhouse in the sought-after Elsea Park development. Perfectly suited for young families, this home features a spacious main bedroom with fitted wardrobes and an ensuite, along with two further generously sized bedrooms and a family bathroom. The living space includes a comfortable lounge, a modern kitchen with breakfast area, and a convenient cloakroom. Outside, the property benefits from two parking spaces, an EV charger, and a fully enclosed rear garden – ideal for family life. Located within easy reach of both primary and senior schools, this home combines practicality with comfort. Early viewings are strongly recommended to fully appreciate everything this property has to offer. EPC Energy Rating: B | Council Tax Band: C

ENTRANCE HALL

Composite door to front, radiator, stairs to first floor, understairs cupboard.

CLOAKROOM

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

KITCHEN/BREAKFAST

11' 3" x 9' 11" (3.43m x 3.02m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, upstands, integrated oven, gas hob, extractor fan, plumbing and space for dishwasher, integrated fridge freezer, integrated washing machine and UPVC window to front.

LOUNGE

14' 2" x 12' 2" (4.32m x 3.71m) (approx.) UPVC French doors to garden, laminate flooring, radiator, media wall and storage.

LANDING

BATHROOM

Refitted with a three piece suite comprising WC, wash hand basin and bath with shower over, extractor fan, part tiled walls, units and heated towel rail.

BEDROOM TWO

15' 8" x 11' 0" (4.78m x 3.35m) (approx.) Two UPVC windows to rear and radiator.

BEDROOM THREE

9' 5" x 8' 4" (2.87m x 2.54m) (approx.) UPVC window to front and radiator.

OFFICE SPACE

7' 1" x 4' 7" (2.16m x 1.40m) (approx.) UPVC window to front, radiator and stairs to second floor.

BEDROOM ONE

18' 4" x 15' 7" (5.59m x 4.75m) (approx.) UPVC Dormer window to front, fitted wardrobes, wall mounted light fittings and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, shaver point, radiator and Velux style window to rear.

OUTSIDE

The rear garden is laid to lawn with paved patio, gated access and enclosed by fencing.

There are three allocated parking spaces at the front of the property.

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.

