



Rosedale
PROPERTY AGENTS

'Making your move easier'



4 Aintree Way, Bourne, Lincolnshire PE10 0WG

£230,000



*****SPACIOUS FAMILY TOWNHOUSE***** Rosedale are delighted to offer this well-presented property located within the popular area of Elsea Park, close to Bourne town centre and local schools. The property is spread over three floors and offers flexible accommodation. The top floor features the master bedroom with fitted wardrobes and an en-suite. The first floor includes a double bedroom currently being used as a second sitting room, bedroom three, and the family bathroom. The ground floor comprises a cloakroom off the entrance hall, a kitchen/breakfast room, and a lounge. Outside, there is a driveway providing off-road parking for one car, leading to the garage, and a larger-than-average south-facing rear garden. To fully appreciate this family home, viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band C.

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T: 01778 420011



ENTRANCE HALL

Half glazed door to front, radiator and stairs to first floor.

CLOAKROOM

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

KITCHEN/BREAKFAST

11' 11" x 7' 11" (3.63m x 2.41m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, integrated oven, hob, extractor fan, downlighting, fridge freezer space, plumbing and space for washing machine and dishwasher and UPVC window to front.

LOUNGE/DINER

15' 1" x 14' 11" (4.60m x 4.55m) (approx.) UPVC patio doors to garden, two radiators and cupboard.

LANDING

Cupboard and radiator.

BEDROOM TWO

14' 11" x 11' 0" (4.55m x 3.35m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

9' 10" x 7' 10" (3.00m x 2.39m) (approx.) UPVC window to front and radiator.

BATHROOM

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

STUDY AREA

6' 9" x 6' 0" (2.06m x 1.83m) (approx.) Stairs to second floor and UPVC window to front.

BEDROOM ONE

15' 1" x 15' 0" (4.60m x 4.57m) (approx.) UPVC Dormer window to front, loft access, radiator, cupboard and double wardrobe.

ENSUITE

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

OUTSIDE

The rear garden is mainly laid to lawn with paved patio, gravel borders and enclosed by fencing.

GARAGE

Light, power, up and over door to front and door to rear.

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.

