



2 Nurburging Gardens, Bourne, Lincolnshire PE10 2AE

£235,000



*****MODERN TOWNHOUSE***** Rosedale are delighted to offer to the market this semi detached three storey home decorated to a very high standard within the most recently developed part of Elsea Park. The property is situated within easy access to Bourne town centre and local amenities. This property would make any first time buyer proud. The property is spread over three floors with lounge to the rear, high specification kitchen/breakfast, cloakroom and storage cupboards. The first floor has two double bedrooms and a family bathroom. The master bedroom has the entire top floor to include fitted wardrobes and the ensuite. To full appreciate this home viewings are highly recommended. EPC Energy Rating B. Council Tax Band C.

ENTRANCE HALLWAY

Half glazed door to front, stairs to first floor accommodation and two storage cupboards.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Part tiled walls.

LOUNGE

15' 8" x 12' 1" (4.78m x 3.68m) (approx.) Radiator and UPVC double glazed French doors to garden.

KITCHEN/BREAKFAST ROOM

11' 2" x 8' 11" (3.40m x 2.72m) (approx.) Fitted with a range of base and eye level units, stainless steel sink, upstands, downlights at bottom of base units, integrated oven and hob with extractor fan over, integrated fridge freezer, integrated dishwasher, plumbing for automatic washing machine, tiled floor, radiator and UPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Radiator and door to:

STUDY AREA

Located on first floor landing - UPVC double glazed window to front, radiator and stairs to second floor accommodation.

BEDROOM TWO

15' 8" x 11' 0" (4.78m x 3.35m) (approx.) Two UPVC double glazed windows to rear aspect, feature wall panelling and radiator.

BEDROOM THREE

8' 4" x 9' 7" (2.54m x 2.92m) (approx.) UPVC double glazed window to front and radiator.

BATHROOM

Fitted with a matching three piece suite comprising bath with shower over, wash hand basin and WC. Part tiled walls, radiator and extractor fan.

BEDROOM ONE

15' 9" x 21' 0" (max) (4.80m x 6.40m) (approx.) Located on the second floor, UPVC double glazed window to front aspect, UPVC double glazed Velux windows to front and rear aspects, fitted wardrobes and radiator.

ENSUITE

Fitted with a three piece suite comprising double size shower cubicle, wash hand basin and WC. Radiator, part tiled walls, UPVC double glazed window to rear aspect, UPVC double glazed Velux window to rear aspect and extractor fan.

OUTSIDE

The front is open plan with off road parking for two vehicles.

The rear garden is mainly laid to lawn with a paved patio area, mature shrubs, garden shed and gated side access.

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.

