



2 Leytonstone Lane, Bourne, Lincolnshire PE10 0QS

£285,000



SUPERBLY PRESENTED DETACHED FAMILY HOME Rosedale are delighted to offer to the market this detached property located in the popular modern development of Elsea Park. The property is within easy access to Bourne town centre and local schools. The property has two reception rooms, refitted kitchen/breakfast, utility, cloakroom, and conservatory. Upstairs there are four bedrooms main with refitted ensuite and a refitted family bathroom. Outside there is a fully enclosed rear garden with an attached single garage and driveway parking. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band D.

ENTRANCE HALL
Door to front, laminated flooring, stairs to first floor and radiator.

DINING ROOM
UPVC window to front, laminated flooring and radiator.

LOUNGE
15' 4" x 10' 7" (4.67m x 3.23m) (approx.) UPVC window to rear, laminated flooring and French doors to garden.

KITCHEN/BREAKFAST
14' 4" x 8' 1" (4.37m x 2.46m) (approx.) Refitted with a range of base and eye level units, Quartz worktops, integrated sink with mixer tap, upstands, downlighting, integrated dishwasher, integrated oven, induction hob, and extractor fan, laminated flooring, radiator and fridge freezer space.

UTILITY ROOM
7' 1" x 5' 1" (2.16m x 1.55m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, upstands, plumbing and space for washing machine and tumble dryer, radiator and half glazed door to conservatory.

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

CONSERVATORY
13' 2" x 9' 1" (4.01m x 2.77m) (approx.) Lean to style, French doors to garden, tiled flooring, brick base, light and power.

LANDING
Loft access and cupboard.

BEDROOM ONE
12' 4" x 9' 0" (3.76m x 2.74m) (approx.) UPVC window to front, radiator and built in wardrobe.

ENSUITE
Refitted with a three piece suite comprising WC, wash hand basin and shower cubicle, tiled flooring, extractor fan, radiator and UPVC window to front.

BEDROOM TWO
12' 3" x 8' 3" (3.73m x 2.51m) (approx.) UPVC window to front and radiator.

BEDROOM THREE
9' 2" x 8' 3" (2.79m x 2.51m) (approx.) UPVC window to rear and radiator.

BEDROOM FOUR
9' 1" x 6' 11" (2.77m x 2.11m) (approx.) UPVC window to rear and radiator.

BATHROOM
Refitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, 1/2 tiled walls, heated towel rail, tiled flooring, extractor fan and UPVC window to rear.

SINGLE GARAGE
Single garage with driveway off road parking.

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

To the front there is a brick block paved driveway leading to a single garage and open plan laid to lawn frontage.

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.

