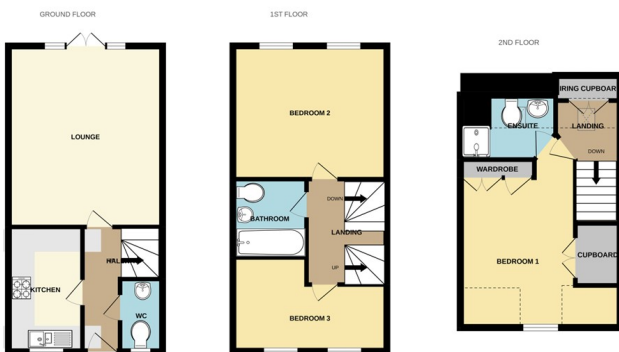




57 The Pollards, Bourne, Lincolnshire PE10 0FR

£210,000



*****MODERN TOWNHOUSE***** Rosedale Property Agents are delighted to offer to the market this and well-presented property, ideal for first-time buyers, with an allocated parking space and a garage. Situated in the popular development of Elsea Park, the home offers easy access to Bourne town centre and Bourne's excellent schools. The property is arranged over three floors. On entering the home, there is a cloakroom, a modern kitchen and a lounge/diner with doors leading to the west-facing garden. The first floor offers two bedrooms and a family bathroom and stairs leading to the second floor, where you will find the main bedroom featuring fitted wardrobes and an en-suite shower room. Outside, the property is nicely set back from the road and benefits from a fully enclosed garden, with rear access to the allocated parking space and garage. EPC Rating: C | Council Tax Band: C

ENTRANCE HALLWAY

Radiator.

CLOAKROOM

Fitted with a two piece suite comprising low level WC, wash hand basin, radiator, UPVC obscure double glazed window to front aspect.

KITCHEN

10' 7" x 6' 5" (3.23m x 1.96m) (approx.) Fitted with a range of base, drawer and wall mounted units, sink with mixer tap over, tiled splash backs, fitted worktops, four ring gas hob with electric oven and extractor fan over, integrated fridge freezer, tiled floor, wine rack and UPVC double glazed window to front.

LOUNGE

15' 9" x 13' 8" (4.80m x 4.17m) (approx.) UPVC double glazed French doors to rear garden, two radiators, TV point.

FIRST FLOOR LANDING

Radiator and stairs to second floor.

BEDROOM TWO

11' 4"max (10'5"min) x 13' 8" (3.45m x 4.17m) (approx.) Two UPVC double glazed windows to rear aspect, radiators.

BEDROOM THREE

13' 8" x 8' 3" max (6'2"min) (4.17m x 2.51m) (approx.) Two UPVC double glazed windows to front aspect, radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath, wash hand basin, low level WC, radiator, extractor fan, shaver point.

SECOND FLOOR LANDING

Airing cupboard, Velux window to rear aspect.

BEDROOM ONE

12' 9" x 9' 9" (3.89m x 2.97m) (approx.) UPVC double glazed window to front aspect, built-in wardrobes, radiator, built-in cupboard.

ENSUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level WC, Velux window to rear, radiator.

OUTSIDE

Front: Open and low maintenance

Rear: Enclosed which is laid to lawn with paved patio and access to garage.

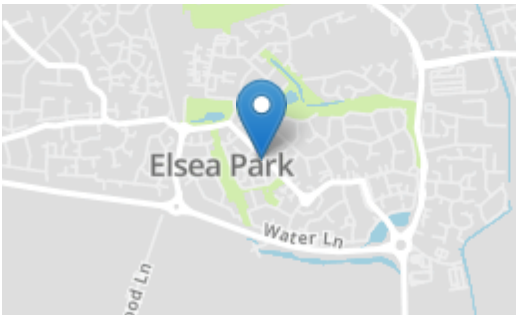
SINGLE GARAGE

With up and over door.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

