



**9 Thirsk Close, Bourne, Lincolnshire PE10 0WY**

**£215,000**



**\*\*\*MODERN THREE STOREY TOWN HOUSE\*\*\*** Rosedale are delighted to bring to the market this very well presented family home, in the popular area of Elsea Park. The property is situated within easy access to Bourne town centre and local amenities. The property has a private rear garden and benefits from not being overlooked. In brief the property has three good size bedrooms, a lovely main bedroom occupying the whole of the top floor with an ensuite. Family bathroom, study area, lounge, kitchen/breakfast and cloakroom. The rear garden has been well maintained and easy is to look after. To fully appreciate this lovely property viewings are highly recommended. EPC Energy Rating B/Council Tax band



### ENTRANCE HALL

Half glazed door to front, radiator, stairs to first floor, laminated flooring and cupboard under stairs.

### CLOAKROOM

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

### KITCHEN BREAKFAST

16' 0" x 8' 0" (4.88m x 2.44m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, extractor fan, integrated fridge freezer, dishwasher and washing machine, tiled flooring, radiator and UPVC window to front.

### LOUNGE

15' 0" x 11' 1" (4.57m x 3.38m) (approx.) Laminated flooring, UPVC French doors to garden and two UPVC windows to rear.

### LANDING

Double cupboard, cupboard and radiator.

### BEDROOM TWO

14' 11" x 9' 7" (4.55m x 2.92m) (approx.) UPVC window to rear and radiator.

### BEDROOM THREE

9' 9" x 7' 10" (2.97m x 2.39m) (approx.) UPVC window to front and radiator.

### BATHROOM

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

### STUDY AREA

6' 10" x 6' 1" (2.08m x 1.85m) (approx.) UPVC window to front, radiator and stairs to second floor.

### BEDROOM ONE

20' 4" x 15' 0" (6.20m x 4.57m) (approx.) UPVC window to front, cupboard and wardrobe, radiator, two Velux windows to rear and loft access.

### ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, part tiled walls, shaver point, extractor fan and Velux window to rear.

### OUTSIDE

Front- Paved patio pathway and mature shrubs.

Rear- Decking, enclosed by fencing, shed, not overlooked and artificial lawn.

### 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.

