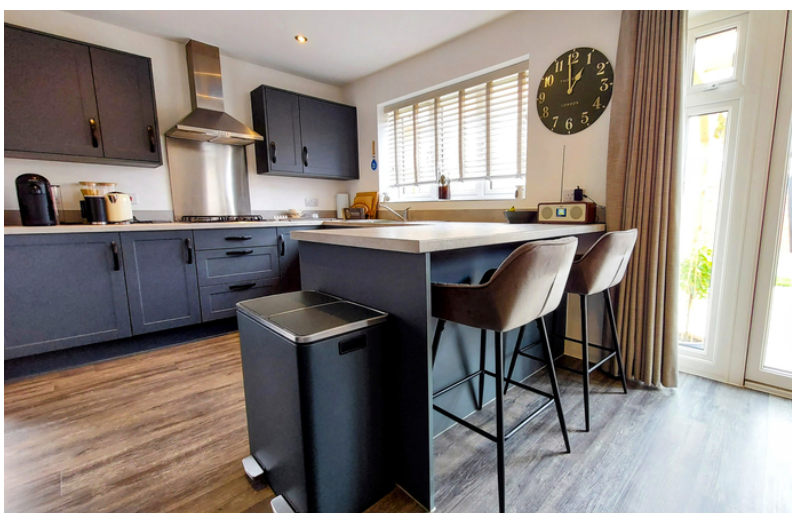




18 Notley Way, Bourne, Lincolnshire PE10 2BG

£350,000



DETACHED NEARLY NEW FAMILY HOME Rosedale are delighted to offer to the market one of Ashberry Homes' best-selling designs (The Jasmine), located in the newest part of Elsea Park. The property is idyllically situated overlooking a green, with easy access to Bourne town centre and Bourne Grammar School. The home features a welcoming entrance hall and spacious accommodation, including a cloakroom, lounge, L-shaped kitchen/diner, and utility room. Upstairs, there are four generously sized bedrooms, with the main bedroom benefiting from an en-suite, as well as a family bathroom. Outside, there is a driveway to the side leading to a single garage and a landscaped rear garden. This property is in "as new" condition and ready to move into. All warranties for this property are transferable. To fully appreciate this opportunity, viewings are highly recommended. EPC Energy Rating B - Council Tax Band D.

ENTRANCE HALL

Door to front, stairs to first floor, radiator and under stair cupboard.

CLOAKROOM

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

LOUNGE

16' 1" x 11' 6" (4.90m x 3.51m) (approx.) UPVC window to front and radiator.

KITCHEN/DINER

19' 11" x 14' 8" (6.07m x 4.47m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, upstands, integrated oven, gas hob, extractor fan, integrated dishwasher and fridge freezer, radiator, UPVC window to rear and French doors to garden.

UTILITY

6' 7" x 5' 7" (2.01m x 1.70m) (approx.) Fitted with a range of base units, wall mounted gas boiler, stainless steel sink unit with mixer tap, plumbing and space for washing machine and half glazed door to side.

LANDING

Loft access and cupboard.

BEDROOM ONE

15' 1" x 9' 8" (4.60m x 2.95m) (approx.) UPVC window to front and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, heated towel rail and UPVC window to side.

BEDROOM TWO

11' 4" x 9' 10" (3.45m x 3.00m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

10' 5" x 7' 7" (3.17m x 2.31m) (approx.) UPVC window to rear and radiator.

BEDROOM FOUR

9' 8" x 9' 5" (2.95m x 2.87m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, extractor fan, downlighting, heated towel rail and UPVC window to side.

OUTSIDE

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

To the front there is a tarmac drive with off road parking for 3 cars.

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.

