



**5 Chester Close, Bourne, Lincolnshire PE10 0YX**

**£225,000**



**\*\*\*VERY POPULAR STYLE MODERN HOME\*\*\*** Rosedale Property Agents are delighted to present to the market this lovely, well-maintained semi-detached house, located within easy access to Bourne Grammar School and the town centre. The property is situated in a cul-de-sac and set back from the road. Upstairs, the property offers three bedrooms, with an en-suite to the master and a family bathroom. Downstairs, off the entrance hall, there is a cloakroom and a lounge leading through to the kitchen/diner, with French doors opening to the garden. Outside, there is allocated parking for two vehicles. The property is very well presented throughout and would make a lovely first-time buyer's home. To fully appreciate it, viewings are highly recommended. EPC ENERGY RATING: B / COUNCIL TAX BAND: B



### ENTRANCE

Door to front, radiator and stairs to first floor.

### CLOAKROOM

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

### LOUNGE

16' 3" x 11' 9" (4.95m x 3.58m) (approx.) UPVC windows to front and side and radiator.

### KITCHEN/BREAKFAST

14' 11" x 10' 5" (4.55m x 3.17m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, integrated oven, gas hob, integrated fridge freezer, wall mounted gas boiler, integrated washing machine and under stairs cupboard.

### LANDING

Loft access and cupboard.

### BEDROOM ONE

13' 9" x 8' 5" (4.19m x 2.57m) (approx.) UPVC window to front and radiator.

### ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, shaver point, extractor fan and UPVC window to side.

### BEDROOM TWO

10' 3" x 8' 5" (3.12m x 2.57m) (approx.) UPVC window to rear and radiator.

### BEDROOM THREE

8' 9" x 6' 3" (2.67m x 1.91m) (approx.) UPVC window to front and radiator.

### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap, part tiled walls, radiator, extractor fan and UPVC window to rear.

### OUTSIDE

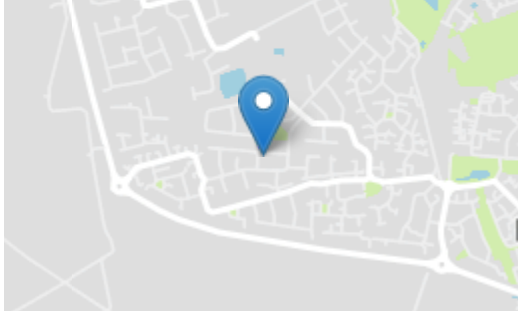
The rear garden is laid with artificial lawn, decking, gated side access and enclosed by fencing.

There is off road parking to the front with space for two vehicles.

### 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                    |                   |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92+) <b>A</b>                              | 84 96             |
| (81-91) <b>B</b>                            |                   |
| (69-80) <b>C</b>                            |                   |
| (55-68) <b>D</b>                            |                   |
| (39-54) <b>E</b>                            |                   |
| (21-38) <b>F</b>                            |                   |
| (1-20) <b>G</b>                             |                   |
| Not energy efficient - higher running costs |                   |
| EU Directive 2002/91/EC                     |                   |
| England, Scotland & Wales                   |                   |

