



39 Aintree Way, Bourne, Lincolnshire PE10 0WG

£230,000



*****WELL PRESENTED THROUGHOUT***** Rosedale is delighted to offer to the market this well-maintained detached property, located in a popular part of Elsea Park, close to local amenities and schools. The home features three bedrooms, including a principal bedroom with built-in wardrobes and an en-suite, as well as a family bathroom. On the ground floor, you'll find a dual-aspect lounge, a kitchen/breakfast room, a utility room, and a cloakroom. The rear garden is low maintenance, and there is off-road parking in front of a single garage, which also benefits from a courtesy door leading to the garden. Early viewing is highly recommended to fully appreciate everything this property has to offer. EPC Energy Rating D/Council Tax Band D.

ENTRANCE HALL

Half glazed door to front, stairs to first floor, tiled flooring and radiator.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin and extractor fan.

LOUNGE

15' 7" x 9' 8" (4.75m x 2.95m) (approx.) UPVC window to front, French doors to garden, wood flooring, radiator and fitted blinds.

KITCHEN/BREAKFAST

Fitted with a range of base and eye level units, enamel sink with mixer tap, part tiled walls, integrated oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, tiled flooring, downlighting, radiator and UPVC windows to front and rear.

UTILITY

6' 7" x 5' 11" (2.01m x 1.80m) (approx.) Plumbing and space for washing machine and tumble dryer, wall mounted gas boiler, radiator, tiled flooring and half glazed door to rear.

LANDING

UPVC window to rear, radiator, airing cupboard and loft access.

BEDROOM ONE

15' 7" x 10' 0" (4.75m x 3.05m) (approx.) UPVC window to front, blinds and cupboard/wardrobe.

ENSUITE

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

BEDROOM TWO

9' 11" x 8' 6" (3.02m x 2.59m) (approx.) UPVC window to front, blinds and radiator.

BEDROOM THREE

9' 10" x 6' 9" (3.00m x 2.06m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap, shaver point, pert tiled walls, tiled flooring and UPVC window to front.

OUTSIDE

Garage and parking to the rear.

The rear garden has paved patio with artificial grass, gated rear access, door to garage and enclosed by fencing.

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.

