



21 Conway Drive, Bourne, Lincolnshire PE10 2BL

£275,000



*****STUNNING DETACHED FAMILY HOME***** Rosedale Property Agents are delighted to offer to the market this well presented house which is less than two years old. The current owner has carried out a number of upgrades throughout the property, and has had the Southerly facing rear garden recently landscaped and leveled with sandstone patio and artificial grass. The property is located within the newest part of Elsea Park and has a private brick blocked paved driveway which services just four houses and has three bedrooms, main with ensuite and family bathroom upstairs. Downstairs there is an entrance hall, cloakroom, lounge, and kitchen/breakfast overlooking the garden. As the property is set back from the road, there is easy access to the parking next to the property. To fully appreciate this family home, viewings are highly recommended. EPC Energy Rating B/Council Tax Band C

ENTRANCE HALL

Composite door to front, radiator, Amtico flooring and stairs to first floor.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin, half tiled walls, radiator, Amtico flooring and UPVC double glazed window to front.

LOUNGE

10' 6" x 17' 7" (3.20m x 5.36m) (approx.) Radiator and UPVC double glazed bay window to front.

KITCHEN/DINER

11' 7" x 17' 9" (3.53m x 5.41m) (approx.) Fitted with a range of base and eye level units, fitted quartz worktop, inset sink with fancy tap over, ceramic hob with extractor over, oven, plumbing for washing machine, space for fridge freezer, downlights UPVC double glazed window to rear, UPVC double glazed French doors to garden, radiator and storage cupboard.

LANDING

Airing cupboard, UPVC double glazed window to side, storage cupboard and access to boarded loft with lights and power connected.

BEDROOM ONE

9' 10" x 11' 1" (3.00m x 3.38m) (approx.) Radiator and UPVC double glazed window to front.

ENSUITE

Fitted with a three piece suite comprising double size shower cubicle, low level WC and wash hand basin, heated towel rail, extractor fan and half tiled walls.

BEDROOM TWO

11' 0" x 11' 5" (3.35m x 3.48m) (approx.) Radiator and UPVC double glazed window to rear.

BEDROOM THREE

7' 11" x 10' 0" (2.41m x 3.05m) (approx.) Radiator and UPVC double glazed window to rear.

FAMILY BATHROOM

Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower over and glass screen, UPVC double glazed window to front, extractor fan, shaver point and heated towel rail.

OUTSIDE

The south facing rear garden is enclosed by fencing and has a sand stone patio area, artificial grass, shed and side gate access.

The front has mature shrubs and brick block paved off road parking for 2 cars.

AGENTS NOTE

The floorplan is for illustrative purposes only. Not to scale and is meant as a guide only. Fixtures and fittings may not represent the current state of the property.

As is normal with many modern housing estates, there could be an annual charge for the upkeep of the roads, lighting and communal green areas. For further information, please call Rosedale Property Agents.

