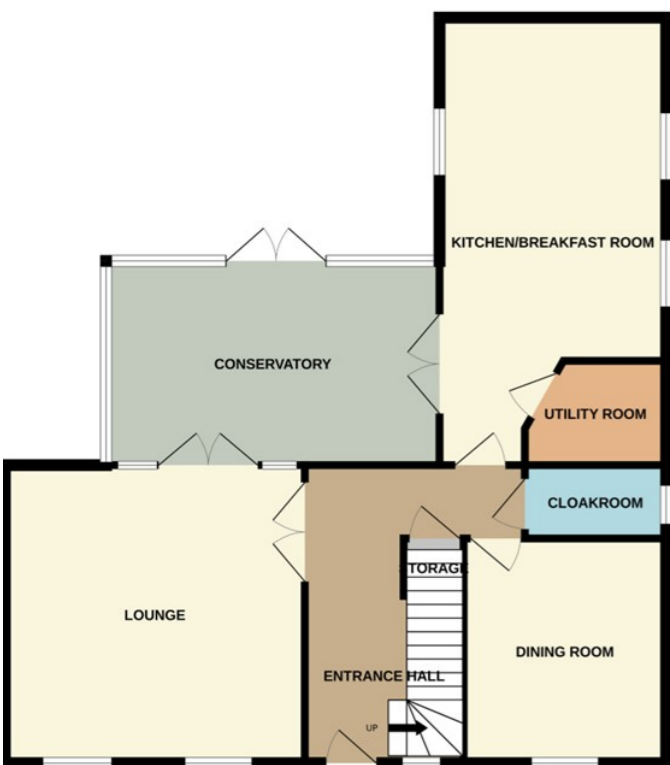




1 Newbury Crescent, Bourne, Lincolnshire PE10 0JZ

£390,000



DETACHED SPACIOUS FAMILY HOME Rosedale are delighted to offer this large modern property located within easy access to schools and local amenities. This property is one of the largest on the development of Elsea Park and has a refitted 22' kitchen/breakfast, conservatory, two receptions rooms, utility room, and cloakroom. Upstairs there are four double bedrooms, ensuite to main bedroom and a family bathroom. Outside there is a tarmac drive with parking for three vehicles, leading to a single garage. The front garden has been landscaped and has a well maintained fully enclosed rear garden. To fully appreciate this family home viewings are highly recommended. EPC energy rating C/Council tax band E.

ENTRANCE HALL
Composite door to front, stairs to first floor, radiator, under stairs cupboard and UPVC window to rear.

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

LOUNGE
14' 11" x 14' 10" (4.55m x 4.52m) (approx.) Two UPVC windows to front, UPVC French doors to conservatory and two radiators.

CONSERVATORY
16' 7" x 10' 2" (5.05m x 3.10m) (approx.) Clear glass roof, tiled flooring and UPVC French doors to garden.

KITCHEN/BREAKFAST
22' 4" x 11' 2" (6.81m x 3.40m) (approx.) Refitted with a range of base and eye level units, integrated oven, hob, extractor fan, 1 1/2 sink unit, integrated dishwasher, integrated fridge freezer, upstands, downlighting, radiator, UPVC windows to rear and side and UPVC French doors to conservatory.

UTILITY
7' 4" x 5' 2" (2.24m x 1.57m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, radiator, wall mounted gas boiler and integrated washing machine.

DINING ROOM
11' 3" x 10' 0" (3.43m x 3.05m) (approx.) UPVC window to front and radiator.

LANDING
UPVC window to rear and cupboard.

BEDROOM ONE
19' 9" x 11' 2" (6.02m x 3.40m) (approx.) UPVC to window to rear and side, radiator and fitted wardrobes.

ENSUITE
Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, radiator, extractor fan, downlighting and UPVC window to side.

BEDROOM TWO
15' 0" x 12' 4" (4.57m x 3.76m) (approx.) UPVC window to front and rear, fully fitted wardrobes and radiator.

BEDROOM THREE
11' 9" x 8' 10" (3.58m x 2.69m) (approx.) UPVC window to front, radiator and cupboard.

BEDROOM FOUR
11' 2" x 10' 0" (3.40m x 3.05m) (approx.) UPVC window to front, radiator and loft access.

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

OUTSIDE
Front- Gravel and hedging.

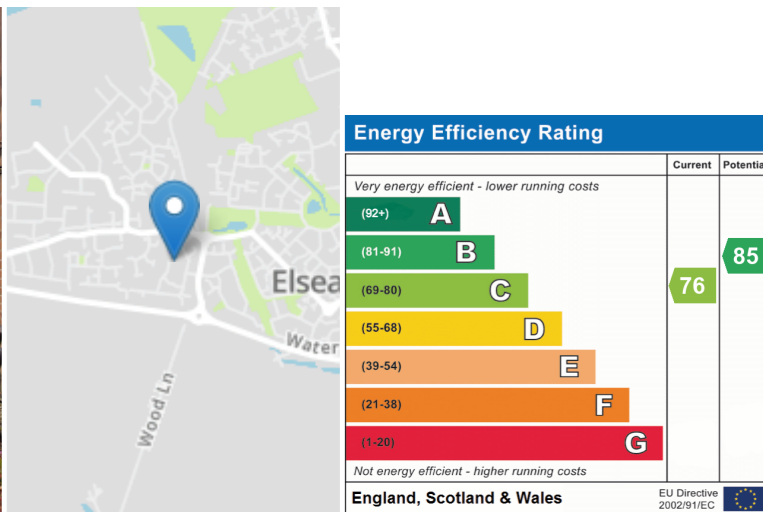
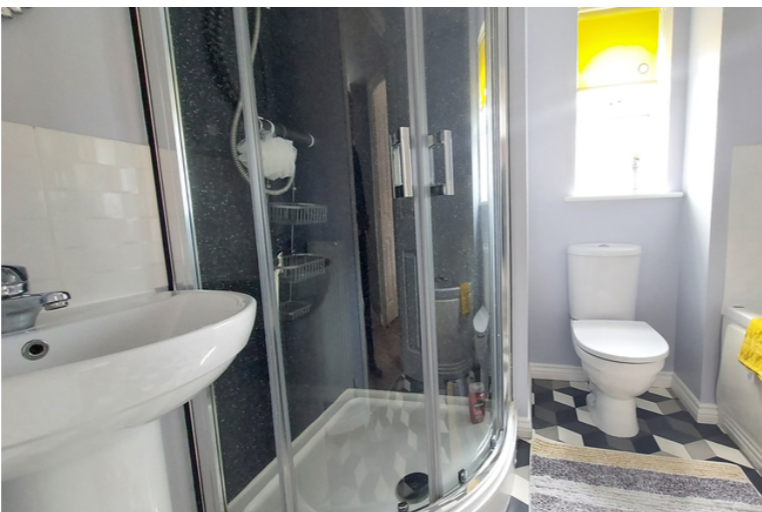
Off road parking for three cars to the side leading to the single garage.

The rear garden is laid to lawn and has mature shrubs, fruit tree, paved patio, shed, enclosed by fencing and gated side access.

SINGLE GARAGE

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.



Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.