



11 Southwell Way, Bourne, Lincolnshire PE10 0YT

£185,000



*****FIRST TIME BUYERS THIS IS THE ONE***** Modern semi detached property located in the popular area of Elsea Park within walking distance to Bourne town centre, the grammar school, and local amenities. The property is situated on a private road set overlooking green area. The road has access for the residents only. In brief the property comprises of entrance hall, lounge, inner lobby, cloakroom and kitchen. Upstairs there are two double bedrooms and a family bathroom. Outside is a fully enclosed garden and allocated parking adjacent to the property for two vehicles. To fully appreciate this opportunity viewings are highly recommended. EPC Energy Rating B/Council Tax band A.

ENTRANCE

Composite door to front, radiator and door to lounge.

LOUNGE

12' 10" x 11' 11" (3.91m x 3.63m) (approx.) UPVC window to front, laminate flooring, radiator and stairs to first floor.

INNER LOBBY

Laminated flooring and cupboard.

CLOAKROOM

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

KITCHEN/BREAKFAST

12' 9" x 7' 2" (3.89m x 2.18m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, plumbing and space for washing machine, integrated oven, hob, extractor fan, laminate flooring, fridge freezer space and UPVC French doors to garden.

LANDING

Radiator and loft access.

BEDROOM ONE

12' 10" x 9' 4" (3.91m x 2.84m) (approx.) UPVC window to front, radiator and cupboard.

BEDROOM TWO

12' 10" x 7' 2" (3.91m x 2.18m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, part tiled walls, radiator and UPVC window to side.

OUTSIDE

Rear- Laid to lawn, paved patio, enclosed by fencing, shed and gated side access.

Off road parking for two cars next to the property, set back from the road.

Front- Mature shrubs and hedging and on a private road.

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.

