



9 Leytonstone Lane, Bourne, Lincolnshire PE10 0QS

£225,000



DETACHED FAMILY HOME WITH GARAGE AND PARKING Rosedale are pleased to offer to the market this spacious home located within a popular area of Elsea Park. The property overlooks a green area, has a well maintained enclosed rear garden and driveway leading to a single garage. There are three bedrooms and a family bathroom upstairs. Downstairs there is a lounge, breakfast room, kitchen, utility and cloakroom, Outside there is driveway parking to the side and a further allocated parking space. To fully appreciate this property, viewings are highly recommended. EPC- C/ Council Tax Band - C

ENTRANCE HALLWAY

Stairs leading to first floor.

CLOAKROOM

Fitted with low level WC, wash hand basin, radiator and extractor fan.

LOUNGE

8' 1" x 18' 1" (2.46m x 5.51m) (approx.) Two radiators, UPVC double glazed window to front aspect, UPVC double glazed sliding doors to rear garden, modern gas fire with surround.

BREAKFAST ROOM

8' 0" x 7' 1" (2.44m x 2.16m) (approx.) Radiator UPVC double glazed window to front aspect. Open to:

KITCHEN

9' 0" x 7' 1" (2.74m x 2.16m) (approx.) Fitted with a range of base and wall units, 1.25 stainless steel drainer sink with mixer tap over, fitted worktop, space and plumbing for dishwasher, electric oven, gas hob with extractor over, tiled floor, radiator and UPVC double glazed window to rear aspect.

UTILITY ROOM

6' 0" x 6' 1" (1.83m x 1.85m) (approx.) Fitted with base and wall units, radiator, fitted worktop, sink, space and plumbing for washing machine, wall mounted boiler, tiled floor and stable style rear door to garden.

LANDING

Loft access and airing cupboard.

BEDROOM ONE

9' 1" x 11' 1" (2.77m x 3.38m) (approx.) UPVC double glazed window to front aspect, radiator and built in wardrobe.

BEDROOM TWO

12' 1" max x 8' 1" (3.68m x 2.46m) (approx.) UPVC double glazed window to front aspect, radiator and built in storage cupboard.

BEDROOM THREE

7' 0" x 8' 0" (2.13m x 2.44m) (approx.) Radiator and UPVC double glazed window to rear aspect.

BATHROOM

Fitted with a three piece suite comprising low level WC, wash hand basin, bath with shower over and UPVC double glazed window to rear aspect.

OUTSIDE

The front of the property is open plan with gravel areas with established shrubs.

To the side there is a driveway leading to the single garage and a further allocated parking space.

The rear garden is fully enclosed and mainly laid to lawn with a lovely decked patio area, established borders, side gate, tap and lighting.

SINGLE GARAGE

8' 1" x 16' 1" (2.46m x 4.90m) (approx.) Up and over door with power and light connected.

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.

