



34 Warwick Close, Bourne, Lincolnshire PE10 0WW

£250,000



*****MODERN THREE STOREY TOWN HOUSE***** Rosedale are delighted to offer this well presented family home to the market, located in the popular development of Elsea Park, situated within easy access to Bourne grammar and the town centre. This spacious and flexible property is spread over three floors, it has an entrance hall leading to the cloakroom and dual aspect kitchen/diner. The first floor has the main bedroom with ensuite and lounge. The second floor has two more double bedrooms and family bathroom. Outside there is a low maintenance South facing rear garden with access to the driveway, and garage. To fully appreciate this property viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band C.

ENTRANCE HALL

Composite door to front, laminated flooring, radiator, stairs to first floor, cupboard with boiler and plumbing and space for washing machine.

CLOAKROOM

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

KITCHEN/DINER

13' 6" x 37' 7" (4.11m x 11.46m) 0m x 0m (0' 0" x 0' 0") Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated dishwasher, integrated fridge freezer, integrated oven, gas hob, extractor fan, UPVC window to front, UPVC French doors to rear and under stairs cupboard.

LANDING

Radiator, airing cupboard and stairs to second floor.

LOUNGE

13' 7" x 10' 11" (4.14m x 3.33m) (approx.) Two UPVC windows rear and radiator.

BEDROOM ONE

13' 7" x 10' 5" (4.14m x 3.17m) (approx.) (max.) Two UPVC windows to front, fitted wardrobe and radiator.

ENSUITE

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

LANDING

Loft access.

BEDROOM TWO

13' 7" x 12' 10" (4.14m x 3.91m) (approx.) Velux window to front, UPVC window to front and radiator.

BEDROOM THREE

13' 7" x 10' 11" (4.14m x 3.33m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, 1/2 tiled walls, heated towel rail and extractor fan.

OUTSIDE

Front- Off road parking, tandem parking, shrubs and single garage.

Rear- Low maintenance rear garden, paved patio area, enclosed by fencing, not overlooked, decking area, shed, gated side access and South facing.

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.

