



**56 The Pollards, Bourne, Lincolnshire PE10 0QB**

**£225,000**



**\*\*\*FAMILY HOME WITH NO ONWARD CHAIN\*\*\*** Rosedale are delighted to offer to the market the three storey town house within a cul-de-sac off Buttercup way. This property has parking for two vehicles plus a garage, three good size bedrooms, main with ensuite and family bathroom. Downstairs there is a cloakroom, lounge/diner, conservatory and kitchen/breakfast. Outside the rear garden is fully enclosed, with astro turf, patio, and side gated access. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band C.

### ENTRANCE HALL

UPVC door to front, stairs to first floor and radiator.

### CLOAKROOM

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

### KITCHEN/BREAKFAST

11' 1" x 8' 2" (3.38m x 2.49m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, integrated fridge freezer, plumbing and space for dishwasher, tiled flooring, radiator and UPVC window to front.

### LOUNGE/DINER

16' 2" x 14' 11" (4.93m x 4.55m) (approx.) UPVC French doors to conservatory, laminated flooring, cupboard, two radiators, coving and wall mounted modern fire.

### CONSERVATORY

12' 2" x 10' 0" (3.71m x 3.05m) (approx.) Brick base, UPVC construction, tiled flooring, pitched roof, ceiling fan and UPVC French doors to garden.

### LANDING

Stairs to second floor, radiator and cupboard.

### BEDROOM TWO

15' 3" x 14' 11" (4.65m x 4.55m) (including wardrobe recess.) (approx.) Two UPVC windows to rear, laminated flooring and two radiators.

### BEDROOM THREE

11' 5" x 7' 10" (3.48m x 2.39m) (approx.) UPVC window to rear, laminated flooring and radiator.

### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, radiator, part tiled walls, extractor fan, shaver point and UPVC window to front.

### LANDING

Velux style window to rear and eaves access.

### BEDROOM ONE

16' 11" x 14' 11" (5.16m x 4.55m) (approx.) (max.) UPVC Dorma window to front, built in wardrobes, radiator and loft access.

### ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, shaver point, extractor fan and Velux style window to rear.

### SINGLE GARAGE

Off road parking for three cars leading to single garage.

### OUTSIDE

The rear garden has artificial lawn, paved patio area, enclosed by fencing, and gated side access.

### 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.

