



**3 Leytonstone Lane, Bourne, Lincolnshire PE10 0QS**

**£235,000**



\*\*\* MODERN DETACHED FAMILY HOME \*\*\* Rosedale are pleased to offer to the market this well presented home located within a popular area of Elsea park. The property overlooks a green area, has a well maintained South facing rear garden and tandem parking for two cars leading to a single garage plus an EV charger. There are three bedrooms and a refitted family bathroom upstairs. The loft has recently been professionally re-insulated and boarded to incorporate shelving for more storage space. Downstairs there is a lounge, conservatory, kitchen breakfast, utility and cloakroom. The property also benefits from French shutters internally on the windows. Outside there is a well maintained rear garden, with garage and parking. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band C.

### ENTRANCE HALL

Half glazed door to front, wooden flooring and stairs to first floor.

### PORCH AREA

8' 1" x 7' 6" (2.46m x 2.29m) (approx) UPVC double glazed window to front, wooden flooring and radiator.

### CLOAKROOM

Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin, partly tiled walls, radiator and wooden flooring.

### KITCHEN

9' 5" x 7' 4" (2.87m x 2.24m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, partly tiled walls, breakfast bar, plumbing for a dishwasher, space for a cooker and space for a fridge/freezer, UPVC double glazed window to rear.

### BREAKFAST ROOM

7' 4" x 8' 6" (2.24m x 2.59m) (approx) UPVC double glazed window to front, radiator.

### UTILITY ROOM

5' 11" x 5' 1" (1.80m x 1.55m) (approx) Fitted with base units with work surface over, plumbing for a washing machine, space for a dryer, wall mounted boiler and tiled flooring. Half glazed door to rear.

### LOUNGE

17' 11" x 8' 8" (5.46m x 2.64m) (approx) UPVC double glazed window to front, two radiators and wooden flooring.

### CONSERVATORY

10' 7" x 7' 9" (3.23m x 2.36m) (approx) Pitch roof, UPVC double glazed windows to rear and side. UPVC French doors to garden. Wooden flooring

### FIRST FLOOR LANDING

UPVC double glazed window to rear, cupboard, laminate flooring and radiator.

### BEDROOM 1

10' 11" x 9' 5" (3.33m x 2.87m) (approx) UPVC double glazed window to front, built in wardrobe, laminate flooring and radiator

### BEDROOM 2

12' 6" x 8' 11" (3.81m x 2.72m) (approx) UPVC double glazed window to front, cupboard, laminate flooring and radiator.

### BEDROOM 3

8' 2" x 7' 0" (2.49m x 2.13m) (approx) UPVC double glazed window to rear, radiator and laminate flooring.

### BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with mixer shower over, partly tiled walls, heated towel rail and laminate flooring. UPVC double glazed window to front.

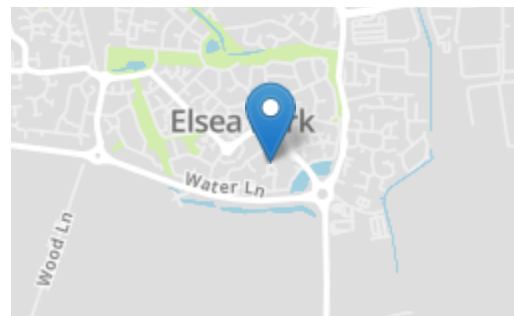
### OUTSIDE

The front of the property has hedges to front and pathway leading to door. The rear of the property has fencing, laid to lawn, paved patio area and gated access.

The garage offers off road parking next to the house, there is also an electric charging point.

### AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92-100)                                    | A |         | 89                      |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C |         | 78                      |
| (55-68)                                     | D |         |                         |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G |         |                         |
| Not energy efficient - higher running costs |   |         |                         |
| England, Scotland & Wales                   |   |         |                         |
|   |   |         | EU Directive 2002/91/EC |

