



**90 Spa Chase, Bourne, Lincolnshire PE10 2AH**

**£245,000**



**\*\*BEAUTIFULLY PRESENTED THREE STOREY TOWN HOUSE\*\*** Rosedale are pleased to offer to the market this lovely three bedroom town house in Bourne. The property has a kitchen/diner, cloakroom and lounge/diner on the ground floor, two bedrooms and family bathroom on the first floor and a spacious bedroom suite on the second floor including an ensuite. Outside there are two side by side parking spaces to the front and a well maintained garden to the rear including a shed. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/Council Tax Band C.



### ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard and radiator.

### KITCHEN/DINER

11' 3" x 8' 10" (3.43m x 2.69m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, worktops, hob, extractor fan, integrated oven, dishwasher, washing machine and fridge freezer, radiator and UPVC window to front.

### CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, radiator.

### LOUNGE/DINER

15' 7" x 11' 11" (4.75m x 3.63m) (approx.) UPVC French doors to rear garden, radiator and tv point.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM TWO

15' 8" x 10' 11" (4.78m x 3.33m) (approx.) Two UPVC windows to rear and radiator.

### BEDROOM THREE

9' 6" x 8' 4" (2.90m x 2.54m) (approx.) UPVC window to front and radiator.

### STUDY/LANDING

UPVC window to front and stairs to second floor.

### BEDROOM ONE

18' 2" x 10' 8" (5.54m x 3.25m) (approx.) Dormer UPVC window to front, Velux window to rear, radiator and mirrored built in wardrobes with sliding doors.

### ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, radiator and Velux window to rear.

### OUTSIDE

Front- Mature shrubs and two side by side parking spaces to front.

Rear- Paved patio, gated side access, laid to lawn and shed.

### 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.

