



32 York Road, Bourne, Lincolnshire PE10 0ZF

£220,000



*** NO ONWARD CHAIN *** Situated within the highly sought-after Elsea Park development, this spacious three bedroom detached home offers modern, open plan living ideal for family life. The accommodation briefly comprises an entrance hall with downstairs cloakroom, leading through to a bright and contemporary open plan kitchen/dining/living space, enhanced by two sets of French doors opening onto the rear garden. To the first floor are three well proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes and a stylish en-suite, alongside a modern family bathroom. Externally, the property enjoys an enclosed rear garden with gated access to a single garage and off road parking. EPC Energy Rating B / Council Tax Band C.

ENTRANCE HALL

Stairs to first floor accommodation, radiator and UPVC window to the front.

French doors into:

LIVING AREA

5.11m x 2.73m (16' 9" x 8' 11") (Approx) UPVC window to the front and French doors to the rear. Two radiators.

KITCHEN / DINING AREA

5.12m x 2.63m (16' 10" x 8' 8") (Approx) Fitted with a range of eye level and base units with worktops over and subway style tiled splashbacks. Stainless steel sink with 1/2 bowl and inset drainer with swan neck mixer tap over. Oven, gas hob with extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Inset spotlights to ceiling, and radiator. UPVC window to the front and French doors to the rear.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising low level WC and pedestal wash hand basin with tiled splashback. Radiator and extractor fan.

LANDING

Storage cupboard and radiator.

BEDROOM ONE

3.17m x 3.04m (10' 5" x 10' 0") (Approx) UPVC window to the front, two built-in wardrobes and UPVC window to the front.

EN-SUITE

Fitted with a three piece suite comprising oversized shower cubicle, pedestal wash hand basin and low level WC. Partly tiled, inset spotlights and extractor fan to the ceiling, and chrome heated towel rail. UPVC window to the rear.

BEDROOM TWO

3.03m x 2.09m (9' 11" x 6' 10") (Approx) UPVC window to the front, loft access and radiator.

BEDROOM THREE

2.95m x 2.79m (9' 8" x 9' 2") (Approx) UPVC window to the rear and radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and low level WC. Partly tiled, inset spotlights and extractor fan to the ceiling, and chrome heated towel rail. UPVC window to the front.

OUTSIDE

The front of the property is predominantly gravelled for ease of maintenance, with a paved pathway leading to the entrance door.

To the rear, the enclosed garden is mainly laid to lawn and complemented by patio seating areas, ideal for outdoor dining and entertaining. Gated side access leads to the single garage and off road parking.

SINGLE GARAGE

Up and over door and provides allocated parking to front.

FLOORPLAN

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.

AGENT NOTE:

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.

