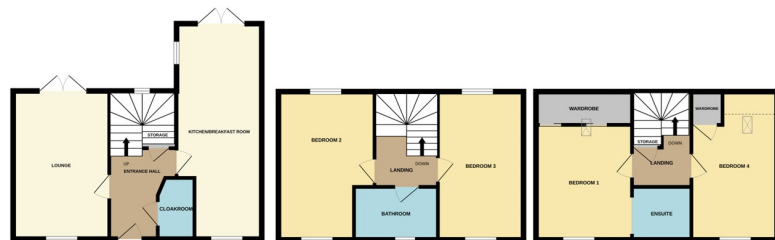




14 Newton Abbot Way, Bourne, Lincolnshire PE10 0ZA

£330,000



*****MODERN DETACHED TOWNHOUSE***** Rosedale are delighted to offer this lovely well presented family home on the edge of the popular development of Elsea Park. The property is within easy access to Bourne town centre, Bourne Grammar, and supermarkets. There is a welcoming entrance hall, cloakroom and a storage cupboard, kitchen/breakfast, dual aspect lounge, four double bedrooms, family bathroom and modern refitted ensuite. This impressive looking property stands back from the road with landscaped frontage and landscaped rear garden leading to the garage and the parking area. To fully appreciate this home viewings are highly recommended. EPC Energy Rating B/Council Tax Band D.

ENTRANCE HALL

Half glazed door to front, polished tiled flooring, radiator, stairs to first floor and under stairs cupboard.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, modern radiator, tiled flooring and extractor fan.

LOUNGE

15' 6" x 10' 2" (4.72m x 3.10m) (approx.) UPVC window to front, UPVC French doors to rear, radiator and Karndean flooring.

KITCHEN/BREAKFAST

22' 9" x 7' 8" (6.93m x 2.34m) (approx.) Fitted with a range of base and eye level units, integrated oven, hob, extractor fan, integrated microwave, stainless steel sink unit with mixer tap, upstands, fridge freezer space, integrated dishwasher and washing machine, polished tiled flooring, modern radiator, downlighting, UPVC windows to front and side and UPVC French doors to garden.

LANDING

UPVC window to rear and radiator.

BEDROOM TWO

15' 8" x 10' 2" (4.78m x 3.10m) (approx.) UPVC window to front and rear and two radiators.

BEDROOM THREE

15' 8" x 9' 1" (4.78m x 2.77m) (approx.) UPVC window to front and rear and two radiators.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and jacuzzi bath with shower over, tiled flooring, heated towel rail, 3/4 tiled walls, extractor fan, downlighting and UPVC window to front.

LANDING

Cupboard.

BEDROOM ONE

15' 8" x 10' 2" (4.78m x 3.10m) (approx.) UPVC window to front, radiator, fully fitted wardrobes and Velux style window to rear.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and free standing bath, mixer tap with shower attachment, part tiled walls, shaver point and extractor fan.

BEDROOM FOUR

13' 10" x 9' 1" (4.22m x 2.77m) (approx.) UPVC window to front, Velux style window to rear, cupboard and radiator.

OUTSIDE

Landscaped rear garden, porcelain paved patio, decking, pergola, shed, enclosed by fencing and low maintenance artificial grass.

Off road parking to the rear leading to single garage.

The front of the property is landscaped with a water feature, mature shrubs, artificial grass and stone chips.

SINGLE GARAGE

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.

