



19 Buttercup Drive, Bourne, Lincolnshire PE10 0PZ

£360,000



DETACHED SPACIOUS FAMILY HOME Rosedale are delighted to offer to the market this larger than average family home, located within the modern development of Elsea Park. The property is in need of updating and has been priced accordingly. There are four bedrooms, two ensuites, plus a four piece bathroom off a galleried landing. Downstairs there are three reception rooms (lounge, office, dining room) plus a spacious kitchen and a breakfast area with French doors to the garden, utility and cloakroom. Outside there is a double garage within the plot ideal for caravan storage/motorhome. To fully appreciate this opportunity viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band E.

ENTRANCE HALL
Door to front, radiator, stairs to first floor and cupboard.

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

KITCHEN
16' 0" x 10' 3" (4.88m x 3.12m) (approx.) Fitted with a range of base of base and eye level units, enamel sink, Aga gas hob, extractor fan, part tiled walls, integrated fridge freezer and dishwasher, tiled flooring, radiator, downlighting and two UPVC windows to front.

BREAKFAST AREA
11' 5" x 9' 8" (3.48m x 2.95m) (approx.) Tiled flooring and radiator.

UTILITY ROOM
9' 7" x 4' 10" (2.92m x 1.47m) (approx.) Fitted with a range of base units, stainless steel sink unit, wall mounted gas boiler, tiled flooring, loft access, radiator and half glazed door to rear.

LOUNGE
15' 4" x 13' 5" (4.67m x 4.09m) (approx.) UPVC window to front, two radiators and sliding doors to garden.

STUDY
9' 8" x 7' 8" (2.95m x 2.34m) (approx.) UPVC window to front and radiator.

DINING ROOM
13' 6" x 10' 8" (4.11m x 3.25m) (approx.) UPVC windows to front and side and radiator.

LANDING
UPVC window to rear, loft access, airing cupboard and radiator.

BEDROOM ONE
12' 11" x 11' 8" (3.94m x 3.56m) (approx.) UPVC window to front, radiator and two fitted wardrobes.

ENSUITE
Fitted with a four piece suite comprising WC, wash hand basin, corner bath and shower cubicle, heated towel rail, part tiled walls and UPVC window to rear.

BEDROOM TWO
13' 6" x 13' 5" (4.11m x 4.09m) (approx.) UPVC window to front and rear, radiator and double fitted wardrobe.

ENSUITE
Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, part tiled walls, extractor fan and downlighting.

BEDROOM THREE
13' 6" x 10' 10" (4.11m x 3.30m) (approx.) UPVC windows to front and side and radiator.

BEDROOM FOUR
10' 0" x 7' 10" (3.05m x 2.39m) (approx.) UPVC window to side and radiator.

BATHROOM
Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, downlighting, heated towel rail and UPVC window to front.

OUTSIDE
Rear- Laid to lawn, paved patio and mature shrubs.

Double garage, off road parking for four cars, gated access and walling.

Front- Tall hedging.

DOUBLE GARAGE
Double garage to rear.

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.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 79 | 86 |