



43 York Road, Bourne, Lincolnshire PE10 0ZF

£230,000



MODERN SEMI-DETACHED WITH GARAGE Rosedale are delighted to offer to the market this very popular style of modern property. Located in Elsea Park, it provides easy access to local shops, schools, and Bourne town centre. The property is being sold with no onward chain and offers three bedrooms, including a main bedroom with en-suite, as well as a family bathroom upstairs. On the ground floor, there is an entrance hall leading to the lounge, cloakroom, and a kitchen/breakfast room which overlooks the extensive southerly-facing rear garden. The garden also benefits from gated access to the garage and allocated parking. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: B | Council Tax Band: B

ENTRANCE HALL

Half glazed door to front, radiator and stairs to first floor.

CLOAKROOM

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

LOUNGE

15' 4" x 10' 10" (4.67m x 3.30m) (approx.) UPVC window to front and radiator.

KITCHEN/BREAKFAST

17' 8" x 14' 9" (5.38m x 4.50m) (approx.) (max.) Fitted with a range of base and eye level units, stainless steel sink unit, upstands, integrated oven, hob, extractor fan, integrated fridge freezer, downlighting, integrated washing machine, UPVC window to rear and UPVC French doors to garden.

LANDING

Cupboard.

BEDROOM ONE

11' 2" x 11' 0" (3.40m x 3.35m) (approx.) UPVC window to rear, radiator and loft access.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, extractor fan and shaver point.

BEDROOM TWO

10' 6" x 9' 6" (3.20m x 2.90m) (approx.) UPVC window to front, radiator and built in wardrobe.

BEDROOM THREE

8' 8" x 7' 6" (2.64m x 2.29m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, radiator, extractor fan and UPVC window to front.

OUTSIDE

The South facing rear garden is laid to lawn with paved patio, enclosed by fencing and gated rear access.

The front of the property has a gravel frontage.

SINGLE GARAGE

Single garage to the rear with allocated parking.

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.

