



**2 Salisbury Gardens, Bourne, Lincolnshire PE10 0FU**

**£325,000**



\*\*\* SHOW HOME CONDITION \*\*\* Rosedale Property Agents are pleased to offer this well presented detached family home in the popular location of Elsea Park within walking distance to the Grammar School and Bourne town centre. This property has the WOW factor with attention to detail from top to bottom. The garden has been landscaped and is a joy to behold, backing on to the green area and there is driveway parking to the side of the property. Upstairs there are four bedrooms with ensuite to master and a family bathroom whilst downstairs there is a lounge, dining room, cloakroom, kitchen / breakfast and utility room. The property also has had a professionally fitted burglar alarm. To fully appreciate this lovely home viewings are highly recommended. EPC Energy Rating C / Council Tax Band D.



## ENTRANCE HALL

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

## CLOAKROOM

Fitted with a two piece suite comprising lo level W/C and wash hand basin. Part tiled walls and single radiator.

## LOUNGE

11' 8" x 20' 10" (3.56m x 6.35m) (approx.) UPVC double glazed window to front aspect, two radiators and French doors to rear garden.

## DINING ROOM

10' 7" x 8' 7" (3.23m x 2.62m) (approx.) UPVC double glazed window to front aspect and single radiator.

## KITCHEN / BREAKFAST ROOM

17' 0" x 8' 6" (5.18m x 2.59m) (approx.) Fitted with a range of wall and base units with work surfaces over, breakfast bar, stainless steel sink unit with mixer tap over, upstands, integrated oven and gas hob with extractor fan over, under cupboard lighting, integrated dishwasher and space for a fridge / freezer. UPVC double glazed window to side and rear aspect.

## UTILITY ROOM

6' 5" x 6' 1" (1.96m x 1.85m) (approx.) Fitted with base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, upstands, plumbing for a washing machine, space for a tumble dryer, cupboard which houses the boiler, single radiator and half glazed door to rear garden.

## FIRST FLOOR LANDING

UPVC double glazed window to rear aspect, cupboard and double radiator.

## BEDROOM 1

11' 9" x 11' 11" (3.58m x 3.63m) (approx.) UPVC double glazed window to front aspect, fitted wardrobes and single radiator.

## ENSUITE

Fitted with a three piece suite comprising low level W/C, wash hand basin and double shower cubicle. Heated towel rail, shaving point, extractor fan, part tiled walls and UPVC double glazed window to side aspect.

## BEDROOM 2

11' 5" x 8' 10" (3.48m x 2.69m) (approx.) UPVC double glazed window to front aspect, single radiator and loft access.

## BEDROOM 3

8' 10" x 8' 11" (2.69m x 2.72m) (approx.) UPVC double glazed window to rear aspect and single radiator.

## BEDROOM 4

11' 11" x 6' 6" (3.63m x 1.98m) UPVC double glazed window to rear aspect and single radiator.

## BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Heated towel rail, shaving point, extractor fan, part tiled walls and UPVC double glazed window to front aspect.

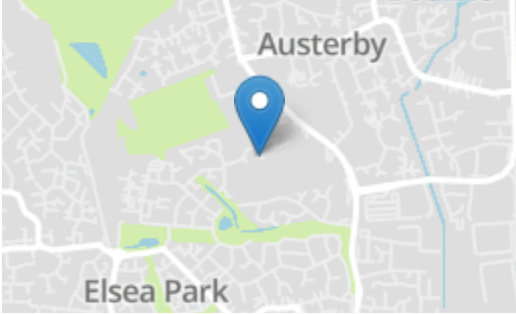
## OUTSIDE

The property offers driveway parking to the side of the property. The enclosed rear garden has been landscaped and is mainly laid to lawn with a paved patio area, raised borders, pergola, two sheds and side gated access.

## 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		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

