



**31 Plumpton Chase, Bourne, Lincolnshire PE10 0ZE**

**£375,000**



\*\*\*SUBSTANTIAL DETACHED FAMILY HOME\*\*\* Rosedale are delighted to offer to the market this lovely well presented property overlooking green space, within the popular modern development of Elsea Park. The property is located at the bottom of a private road within a cul-de-sac. The property is being sold with no onward chain. There are four light and airy bedrooms off the landing, the main bedroom has a dressing area and ensuite, plus a family bathroom upstairs. Downstairs there is a welcoming entrance hall with home office, lounge overlooking the green space, cloakroom, kitchen/breakfast with a dining/family room and a utility room. There is a fully enclosed rear garden, open frontage and a detached double garage with plenty of driveway parking to the rear. To fully appreciate this family home viewings are highly recommended. EPC Energy Rating B/Council Tax Band E.



ENTRANCE HALL

Half glazed door to front, laminated flooring, radiator with cover, stairs to first floor and two cupboards.

OFFICE

7' 4" x 6' 11" (2.24m x 2.11m) (approx.) UPVC window to front, radiator and laminated flooring.

CLOAKROOM

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

KITCHEN/BREAKFAST

12' 10" x 11' 1" (3.91m x 3.38m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, integrated oven, gas hob, integrated dish washer and fridge freezer, laminated flooring, downlighting.

LOUNGE

16' 2" x 13' 1" (4.93m x 3.99m) (approx.) UPVC window to front, laminated flooring, paneled walls and radiator.

UTILITY

8' 4" x 5' 6" (2.54m x 1.68m) (approx.) Fitted with a range of base units, stainless steel sink unit with mixer tap, upstands, plumbing and space for washing machine and tumble dryer, wall mounted gas boiler, laminated flooring, radiator, airing cupboard, UPVC window to side and half glazed door to garden.

DINING ROOM

13' 0" x 11' 5" (3.96m x 3.48m) (approx.) UPVC French doors to garden, laminated flooring and radiator.

LANDING

UPVC window to front and cupboard.

BEDROOM ONE

18' 8" x 14' 10" (5.69m x 4.52m) (approx.) UPVC window to rear, feature paneling wall, built in wardrobes and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, shaver point, heated towel rail and UPVC window to rear.

BEDROOM TWO

11' 2" x 10' 10" (3.40m x 3.30m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

12' 8" x 10' 4" (3.86m x 3.15m) (approx.) UPVC window to front and radiator.

BEDROOM FOUR

10' 11" x 7' 4" (3.33m x 2.24m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin, bath with mixer tap and shower over and shower cubicle, part tiled walls, heated towel rail, extractor fan and UPVC window to front.

OUTSIDE

The rear garden is laid to lawn with paved patio, enclosed by fencing and gated rear access leading to off road parking and the double garage.

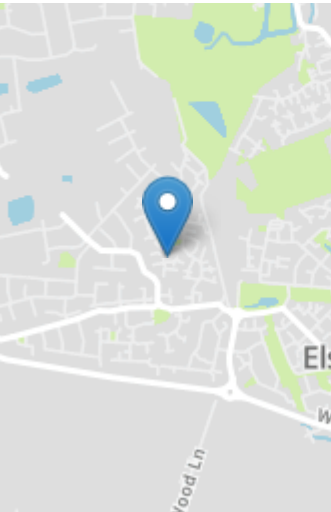
The front of the property looks out onto a large green space.

DOUBLE 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.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	85	93	
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		EU Directive 2002/91/EC	