



28 Salisbury Gardens, Bourne, Lincolnshire PE10 0FU

£220,000



DECEPTIVELY SPACIOUS TOWNHOUSE Rosedale are delighted to offer this lovely, well-presented home located within the popular area of Elsea Park, at the bottom of a quiet cul-de-sac, with allocated parking for two vehicles. The property benefits from no passing traffic and offers easy access to Bourne town centre and Bourne Grammar School. Upon entering the property, off the entrance hall, there is a fully fitted kitchen/diner, a cloakroom, and a lounge with uPVC French doors leading to the garden, along with stairs to the first floor. The property is arranged over three floors and comprises three good-sized bedrooms—one with an en-suite—as well as a family bathroom. The rear garden is fully enclosed and is situated next to the cemetery. The property is in very good condition throughout, and viewings are highly recommended to appreciate its location and condition. EPC Energy Rating B - Council Tax Band C.

ENTRANCE

Half glazed door to front, stairs to first floor, radiator 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/BREAKFAST

16' 1" x 7' 11" (4.90m x 2.41m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, integrated dishwasher, washing machine and fridge freezer, tiled flooring, radiator and UPVC window to front.

LOUNGE

14' 11" x 10' 11" (4.55m x 3.33m) (approx.) Radiator and UPVC French doors to garden.

LANDING

Cupboard and two radiators.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, 3/4 tiled walls, extractor fan, shaver point and heated towel rail.

BEDROOM TWO

15' 1" x 9' 6" (4.60m x 2.90m) narrowing to (15' 1 x 7' 2") (approx.) UPVC window to rear and radiator.

BEDROOM THREE

9' 9" x 7' 10" (2.97m x 2.39m) (approx.) UPVC window to front and radiator.

OFFICE AREA

6' 10" x 6' 4" (2.08m x 1.93m) (approx.)

BEDROOM ONE

22' 2" x 15' 0" (6.76m x 4.57m) (max into bay) (approx.) UPVC bay window to front, Velux window to rear, loft access and wardrobe.

ENSUITE

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

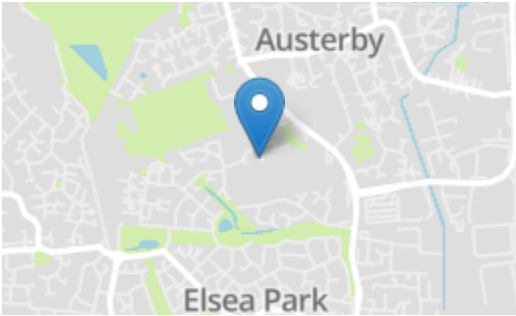
OUTSIDE

The property is in a cul-de-sac with two parking spaces, paved and graveled.

The rear garden is laid to lawn with composite decking, seating area, mature shrubs, shed, gravel area, enclosed by fencing and gated side 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.



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

