



23 Ludlow Close, Bourne, Lincolnshire PE10 0ZG

£225,000



IDEAL STARTER HOME Rosedale Property Agents are delighted to present this beautifully appointed semi-detached home, overlooking woodland within the popular modern development of Elsea Park. The property boasts a light and airy interior with a spacious entrance hall, cloakroom, lounge and an open-plan dining area leading to the kitchen/breakfast room. Two sets of UPVC French doors open to the garden, flooding the space with natural light. Upstairs, there are three bedrooms, including a main bedroom with an ensuite and a family bathroom. Outside, the property offers open plane frontage, parking for one car leading to a single garage and a fully enclosed rear garden. To fully appreciate everything this home has to offer, viewings are highly recommended. EPC Energy Rating: B | Council Tax Band: B.

ENTRANCE HALL

UPVC door to front, UPVC window to side and radiator.

LIVING ROOM

16' 8" x 8' 9" (5.08m x 2.67m) (approx.) UPVC door to rear, UPVC window to front and two radiators.

DINING ROOM

10' 3" x 7' 4" (3.12m x 2.24m) (approx.) Radiator.

KITCHEN

17' 1" x 8' 6" (5.21m x 2.59m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated hob, oven, extractor fan, integrated fridge freezer, integrated washing machine, integrated dishwasher, UPVC door to rear and UPVC window to side.

CLOAKROOM

5' 6" x 3' 0" (1.68m x 0.91m) (approx.) Fitted with a two piece suite comprising WC and wash hand basin and radiator.

LANDING

UPVC window to front and radiator.

BEDROOM ONE

12' 7" x 9' 8" (3.84m x 2.95m) (approx.) UPVC window to front and radiator.

ENSUITE

7' 9" x 3' 8" (2.36m x 1.12m) (approx.) Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, radiator and UPVC window to rear.

BEDROOM TWO

9' 7" x 9' 0" (2.92m x 2.74m) (approx.) Loft access, radiator and UPVC window to side.

BEDROOM THREE

9' 9" x 6' 9" (2.97m x 2.06m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, radiator and UPVC window to front.

OUTSIDE

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

There is a single garage to the rear with off road parking.

SINGLE 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.

