



**54 Newbury Crescent, Bourne, Lincolnshire PE10 0JZ**

**£350,000**



\*\*\*IMMACULATELY PRESENTED FAMILY HOME\*\*\* Rosedale are delighted to offer to the market this spacious home located within the popular development of Elsea Park. The property is within easy access to schools and Bourne town centre, as well as being in a great location for access to the bypass and A15. The property presents extremely well, with a welcoming entrance hall, leading to a dual aspect lounge, cloakroom and a spacious kitchen/dining area and utility room. Off the landing there are four bedrooms, main with ensuite and a family bathroom. Outside the property benefits from a single garage EV charger, two driveway parking spaces and gated access to the rear garden. Once in the garden you will find lovely cabin with light and power, ideal for a bit of peace and quiet or some where for your teenagers to hang out. There is also two seating areas and plenty of lawn, all fully enclosed by fencing. To fully appreciate this family home viewings are highly recommended. EPC Energy Rating C - Council Tax Band D.



## ENTRANCE HALL

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

## CLOAKROOM

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

## LOUNGE

18' 1" x 9' 11" (5.51m x 3.02m) (approx.) UPVC window to front, two radiators and French doors to garden.

## KITCHEN

9' 2" x 9' 0" (2.79m x 2.74m) (approx.) Fitted with a range of base and eye level units, sink unit, integrated oven, gas hob, extractor fan, integrated dishwasher, integrated fridge freezer, part tiled walls and UPVC window to rear.

## BREAKFAST AREA

15' 9" x 10' 6" (4.80m x 3.20m) (approx.) Half glazed door to rear and two radiators.

## UTILITY

6' 7" x 4' 8" (2.01m x 1.42m) (approx.) Fitted with a range of base units, stainless steel sink unit, plumbing and space for washing machine, tumble dryer and extractor fan.

## LANDING

UPVC window to rear, radiator, cupboard and loft access.

## BEDROOM ONE

13' 9" x 10' 2" (4.19m x 3.10m) (approx.) UPVC window to rear and radiator.

## ENSUITE

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

## BEDROOM TWO

9' 1" x 8' 11" (2.77m x 2.72m) (approx.) UPVC window to rear and radiator.

## BEDROOM THREE

11' 9" x 8' 5" (3.58m x 2.57m) (approx.) (max.) UPVC window to front and radiator.

## BEDROOM FOUR

8' 3" x 7' 10" (2.51m x 2.39m) (approx.) UPVC window to front, radiator and over stairs cupboard.

## BATHROOM/SHOWER ROOM

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

## OUTSIDE

The rear garden is laid to lawn with paved patio area, mature shrubs, gated side access and enclosed by fencing.

## CABIN

15' 6" x 9' 6" (4.72m x 2.90m) (approx.) Fuel burner, wood flooring and walls, double doors to garden and two single unit double glazed window to front.

## 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.

