



Rosedale
PROPERTY AGENTS

'Making your move easier'



7 Conway Drive, Bourne, Lincolnshire PE10 2BL

£230,000



*****NEARLY NEW HOME***** Rosedale are delighted to offer this well maintained property to the market, located in the popular area of Elsea Park within easy access to Bourne town centre and both senior schools. The property is ready to move into with no onward chain and very neutral decor. This home has a larger than average West facing garden, driveway parking to the side of the property, three bedrooms, ensuite, family bathroom, lounge, cloakroom, entrance hall and kitchen/diner to the rear. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/ Council Tax Band B.

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ENTRANCE HALL

Composite door to front, radiator and Amtico flooring.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, amtico flooring, radiator and extractor fan.

LOUNGE/DINER

16' 9" x 12' 8" (5.11m x 3.86m) (approx.) UPVC window to front, radiator, amtico flooring, stairs to first floor and cupboard under stairs.

KITCHEN/BREAKFAST

15' 7" x 12' 0" (4.75m x 3.66m) (approx.) L- Shape kitchen fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, plumbing and space for washing machine, fridge freezer space, radiator, amtico flooring and UPVC French doors to garden.

LANDING

Loft access.

BEDROOM ONE

10' 11" x 10' 9" (3.33m x 3.28m) (approx.) UPVC window to rear, radiator and cupboard.

ENSUITE

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

BEDROOM TWO

10' 1" x 8' 3" (3.07m x 2.51m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

7' 0" x 6' 8" (2.13m x 2.03m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, part tiled walls, radiator, extractor fan and UPVC window to side.

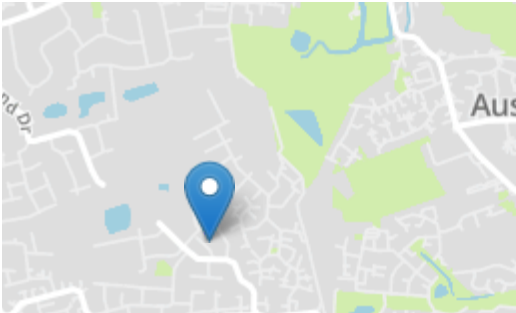
OUTSIDE

Driveway to side with off road parking.

The oversized rear garden is mainly laid to lawn with paved patio, 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+) A		96
(81-91) B	84	
(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		

