



11 Stratford Place, Bourne, Lincolnshire PE10 0YS

£240,000



SHOW HOME CONDITION THROUGHOUT Rosedale are delighted to offer to the market this stunning example of a modern semi detached house in the popular new development of Elsea Park. The property is located in a cul-de-sac position overlooking a green belt and has been completely redecorated in traditional farrow and ball colours and also has upgrades throughout. The garden has been landscaped for low maintenance and peace of mind, with an extensive composite decking area leading to the artificial lawn. There are two allocated parking spaces to the side of the property. Inside is where this property has the wow factor, with three bedrooms, ensuite and family bathroom. Downstairs the entrance hall leads into the light and airy kitchen/breakfast room with access to the garden, lounge, and cloakroom. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B / Council Tax Band B

ENTRANCE HALL

Door to front, radiator, double storage cupboard and stairs to first floor.

CLOAKROOM

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

LOUNGE

10' 6" x 15' 5" (3.20m x 4.70m) (approx.) Radiator and UPVC double glazed windows to front and side aspects.

KITCHEN/BREAKFAST ROOM

9' 6" x 15' 5" (2.90m x 4.70m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstand splashbacks, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated oven, hob and extractor, UPVC double glazed windows to side aspects, UPVC double glazed French doors to garden.

LANDING

Loft access and airing cupboard.

BEDROOM ONE

10' 9" x 16' 5" (3.28m x 5.00m) (approx.) Radiator and UPVC double glazed window to side aspect.

ENSUITE

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

BEDROOM TWO

0m x 0m (0' 0" x 0' 0") 8' 8" x 11' 11" max (2.64m x 3.63m) (approx.) Radiator and UPVC double glazed window to front aspect.

BEDROOM THREE

6' 4" x 8' 10" (1.93m x 2.69m) (approx.) Radiator and UPVC double glazed window side aspect.

BATHROOM

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

OUTSIDE

The rear garden is fully enclosed by fencing and has a large composite decking area, astro turf, garden shed and side gated access.

There is two allocated parking spaces to the side of the property.

AGENT 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.

