



8 Kelso Drive, Bourne, Lincolnshire PE10 0ZH

£215,000



*** MODERN THREE BEDROOM HOME WITH TWO ALLOCATED PARKING SPACES *** Rosedale Property Agents are delighted to offer this well maintained semi detached property which would make an ideal First Time Buy and is situated in a cul de sac location within Bourne's popular Elsea Park development. On the ground floor there is an entrance hallway, cloakroom, lounge and kitchen/diner whilst upstairs there are three bedrooms with ensuite shower room to the master bedroom and a family bathroom. Outside there is a driveway providing parking for two vehicles and an enclosed low maintenance rear garden. EPC Energy Rating B/Council Tax Band B.

ENTRANCE HALLWAY

Door to front, radiator and stairs to first floor landing.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and low level WC, radiator and UPVC double glazed window to side aspect.

LOUNGE

15' 10" x 10' 0" (4.83m x 3.05m) (approx.) UPVC double glazed window to front aspect and radiator.

KITCHEN/DINER

17' 0" x 10' 0" (5.18m x 3.05m) (approx.) Fitted with a range of base and wall mounted units, fitted worktop, sink with mixer tap over, integral washing machine, dishwasher and fridge freezer, electric oven, gas hob with extractor hood over, radiator, understairs storage cupboard, UPVC double glazed window to rear aspect and UPVC double glazed French door to garden.

LANDING

Stairs from ground floor, double wardrobe and UPVC double glazed window to side aspect.

BEDROOM ONE

10' 0" x 9' 0" (3.05m x 2.74m) (approx.) UPVC double glazed window to front aspect, radiator and built in wardrobe.

ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, radiator, shaver point, tiling and extractor fan.

BEDROOM TWO

10' 0" x 9' 0" (3.05m x 2.74m) (approx.) UPVC double glazed window to rear aspect, radiator and loft access.

BEDROOM THREE

9' 0" x 7' 10" (2.74m x 2.39m) (approx.) UPVC double glazed window to rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and low level WC, tiling, extractor fan, radiator and UPVC double glazed window to front aspect.

OUTSIDE

The front is open plan with two allocated parking spaces.

The rear garden is fully enclosed and low maintenance with paved patio, artificial grass, outside tap, outside electrical socket, storage container and side gate access.

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.

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.

