



**8 Newton Abbot Way, Bourne, Lincolnshire PE10 0ZA**

**£350,000**



\*\*\*DETACHED EX SHOW HOME\*\*\* This lovely well maintained property located on the outskirts of the popular Elsea park development, has a larger than average rear garden, being the ex show home there is a number of upgrades within the property to include Amtico flooring, tv/hi fi unit and plenty of driveway parking leading to the garage it is also within walking distance to Bourne Grammar School and Bourne town center. The property is an ideal family home and is ready to move straight into. Upstairs there are four bedrooms, main with ensuite, and family bathroom. Downstairs there is a lounge, separate dining room, upgraded kitchen/breakfast, utility and cloakroom. Outside there is a driveway leading to the single garage and gated side access to the lovely garden. To fully appreciate this family home viewings are highly recommended. EPC energy rating B / Council Tax Band D

### ENTRANCE

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

### CLOAKROOM

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

### LOUNGE

20' 8" x 11' 8" (6.30m x 3.56m) (approx.) UPVC window to front, two radiators and UPVC French door to garden.

### KITCHEN/BREAKFAST

16' 9" x 8' 10" (5.11m x 2.69m) (approx.) Fitted with a range of base and eye level units, quartz worktop, inset stainless steel sink unit, upstands, integrated dishwasher, eye level oven, gas hob, extractor fan, tiled flooring, integrated fridge freezer, downlighting, radiator, UPVC window to side and rear and door to utility.

### UTILITY

6' 5" x 5' 11" (1.96m x 1.80m) (approx.) UPVC door to garden, radiator, base and eye level units, quartz worktop, integrated sink, plumbing for automatic washer, integrated tumble dryer, tiled flooring and cupboard.

### DINING ROOM

10' 5" x 8' 11" (3.17m x 2.72m) (approx.) UPVC window to front and radiator.

### LANDING

UPVC window to rear, radiator and double cupboard.

### BEDROOM ONE

12' 0" x 11' 8" (3.66m x 3.56m) (approx.) UPVC window to front, radiator and built in wardrobe.

### ENSUITE

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

### BEDROOM TWO

11' 7" x 8' 11" (3.53m x 2.72m) (approx.) UPVC window to front and radiator.

### BEDROOM THREE

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

### BEDROOM FOUR

12' 0" x 6' 6" (3.66m x 1.98m) (approx.) UPVC window to rear and radiator.

### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled, heated towel rail and UPVC window to front.

### GARAGE

Tandem garage, up and over door and light and power connected.

### OUTSIDE

FRONT - Set back from road, pathway, stone chip and tarmac drive.

Rear Garden - Laid to lawn, mature shrubs, shed, enclosed by fencing, paved patio, gated side access, cabin and not overlooked.

### 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.

