



**5 Conway Drive, Bourne, Lincolnshire PE10 2BL**

**£225,000**



\*\*\* READY TO MOVE IN \*\*\* Rosedale Property Agents are delighted to offer this beautifully presented property which is less than two years old. This home is located on the popular development of Elsea Park. The property has a bright and airy feel with a spacious lounge and generous kitchen/breakfast room which overlooks the Westerly aspect garden and downstairs cloakroom. There are three bedrooms, Master with ensuite and a family bathroom. Outside there is a well maintained rear garden and driveway parking to the side for two vehicles. To fully appreciate this property viewings are highly recommended. Offers are invited in excess of £225,000. EPC Energy rating- B / Council Tax band - B

**ENTRANCE HALL**

Composite door to front, radiator.

**CLOAKROOM**

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

**LOUNGE**

16' 11" x 15' 10" (5.16m x 4.83m) (Approx.) UPVC double glazed window to the front, radiator, stairs to first floor landing and under stairs cupboard.

**KITCHEN / DINING ROOM**

15' 7" x 11' 3" (4.75m x 3.43m) (Approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated single electric oven, four ring gas hob, extractor fan, integrated washing machine, integrated dishwasher, space for fridge freezer space, radiator and UPVC double glazed window to rear and UPVC double glazed French doors into the rear garden.

**LANDING**

Loft access.

**BEDROOM ONE**

10' 10" x 10' 9" (3.30m x 3.28m) (Approx.) UPVC double glazed window to the rear aspect, radiator and built in double wardrobe.

**ENSUITE**

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

**BEDROOM TWO**

10' 1" x 8' 2" (3.07m x 2.49m) (Approx.) UPVC double glazed window to front and radiator.

**BEDROOM THREE**

7' 2" x 6' 8" (2.18m x 2.03m) (Approx.) UPVC double glazed window to front and radiator.

**BATHROOM**

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

**OUTSIDE**

To the front of the property is a small garden with shrubs.

The Westerly aspect rear garden is mainly laid to lawn with side access to the parking and a paved patio and is fully enclosed by wooden fencing.

There is a driveway providing off road parking to the side of the property.

**AGENTS NOTE**

The floorplan is for illustrative purposes only. Not to scale and is meant as a guide only.

Fixtures and fittings may not represent the current state of the property.

As is normal with many modern housing estates, there could be an annual charge for the upkeep of the roads, lighting and communal green areas. For further information, please call Rosedale Property Agents.

