Rosedale

59 LINGFIELD PARK, BOURNE, PE10 0ZD

£220,000 OFFERS IN EXCESS OF

"Exceptionally well maintained throughout"

- MODERN SEMI DETACHED HOUSE
- THREE BEDROOMS
- SHOW HOME CONDITION
- ENSUITE TO MASTER BEDROOM
- DECEPTIVELY SPACIOUS
- REFITTED KITCHEN
- POPULAR LOCATION IN ELSEA PARK
- GARAGE AND ALLOCATED PARKING
- DUAL ASPECT LOUNGE
- EPC ENERGY RATING - B COUNCIL TAX BAND B

PROPERTY HIGHLIGHTS

Rosedale Property Agents are pleased to offer this beautifully presented modern semi-detached home, ideally situated within easy access of local schools and amenities.

This lovely property offers bright and spacious accommodation throughout, with a thoughtfully designed layout that creates a welcoming and relaxing atmosphere.

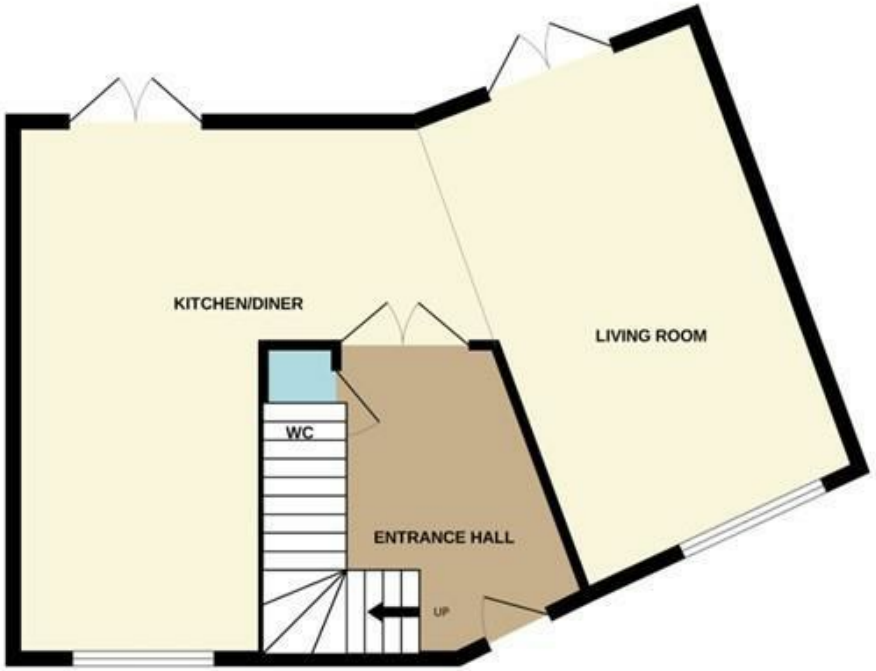
Upstairs, there are three bedrooms, including a main bedroom with ensuite, together with a family bathroom, all accessed from a light and airy landing.

The ground floor provides flexible living accommodation, with both the kitchen and lounge benefiting from a dual-aspect design, allowing natural light to flood the space and enhance the bright and airy feel of the home. A convenient cloakroom is also located off the entrance hall.

Externally, the property benefits from a fully enclosed rear garden, along with a garage and parking to the rear. To fully appreciate the presentation and quality of this lovely home, viewings are highly recommended.

Agents Note:
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.

3 Bedrooms 2 Bathroom 1 Reception


KITCHEN/DINER
LIVING ROOM
WC
ENTRANCE HALL
UP

ENSUITE
CUPBOARD
BEDROOM 3
LANDING
BEDROOM 1
DOWN
BEDROOM 2
BATHROOM

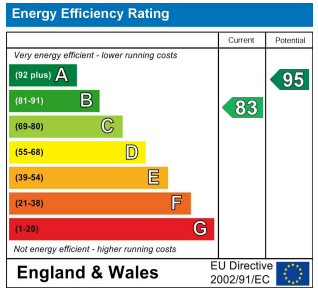
COSORI

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** B

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30408837

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

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