



19 Bath Close, Bourne
£995 pcm

 **NEWTON FALLOWELL**

19 Bath Close

Bourne

This modern TWO bedroom home is situated within the highly regarded and popular Elsea Park development, making it an ideal choice for first-time renters, couples or small families.

The property offers well-proportioned accommodation throughout, comprising TWO good-sized bedrooms, with the master bedroom benefiting from its own en-suite shower room, alongside a separate family bathroom. Further accommodation includes a fitted kitchen and a spacious living/dining room, providing an ideal space for both relaxing and entertaining.

Externally, the property benefits from a private rear garden, perfect for enjoying the outdoors, as well as a single garage providing additional storage or secure parking for up to 3 vehicles with a pedestrian door leading into the rear garden. Early viewing is highly recommended to fully appreciate what this lovely home has to offer.





Entrance Hall

Wc

Fitted with a two piece white suite comprising WC and pedestal wash hand basin with tiled splashbacks, wood laminate style vinyl flooring, radiator and frosted UPVC window to the side aspect.

Kitchen

7' 6" x 9' 5" (2.29m x 2.87m)

Fitted with a modern range of base and wall units to three walls with built-in appliances including dishwasher, washing machine, fridge freezer, gas hob with extractor hood over and oven. There is a stainless steel 1&1/2 bowl sink and drainer, tiled splashbacks, wall mounted Glow-worm gas boiler and UPVC window to the front aspect.

Lounge Diner

14' 10" x 12' 9" (4.52m x 3.89m)

With TV point, two radiators, understairs storage cupboard, wood laminate style vinyl flooring, wall mounted electric fireplace, UPVC window to the rear aspect and glazed UPVC double doors to the rear garden.

Bedroom 1

10' 8" x 9' 9" (3.25m x 2.97m)

With built-in double wardrobe, TV point, radiator, UPVC window to the front aspect and a door to;

En-Suite

Fitted with a three piece white suite comprising glass shower cubicle with electric shower, WC and pedestal wash hand basin with tiled splashbacks, shaver point, chrome heated towel rail, extractor fan and frosted UPVC window to the front aspect.

Bedroom 2

7' 5" x 10' 2" (2.26m x 3.10m)

With radiator, loft access hatch and UPVC window to the rear aspect.

Bathroom

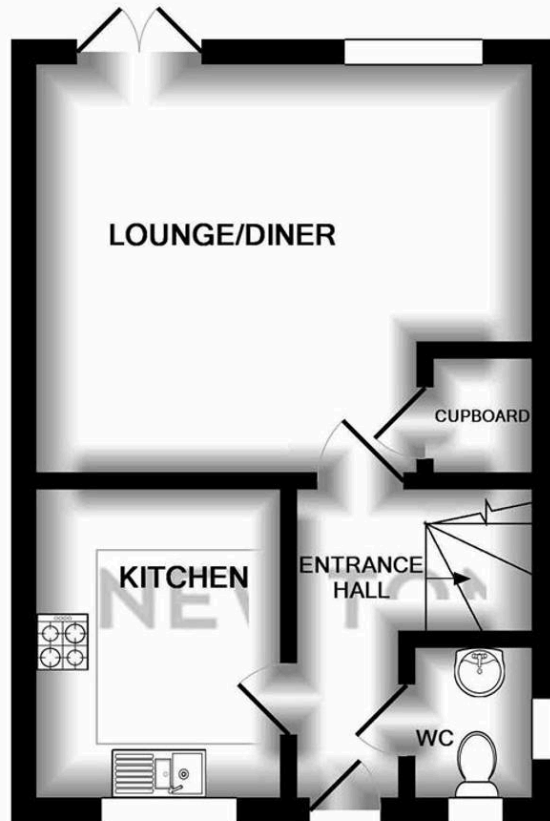
7' 1" x 6' 1" (2.16m x 1.85m)

Fitted with a three piece white suite comprising panelled bath, WC and pedestal wash hand basin with tiled splashbacks, shaver point, chrome heated towel rail, extractor fan and frosted UPVC window to the rear aspect.

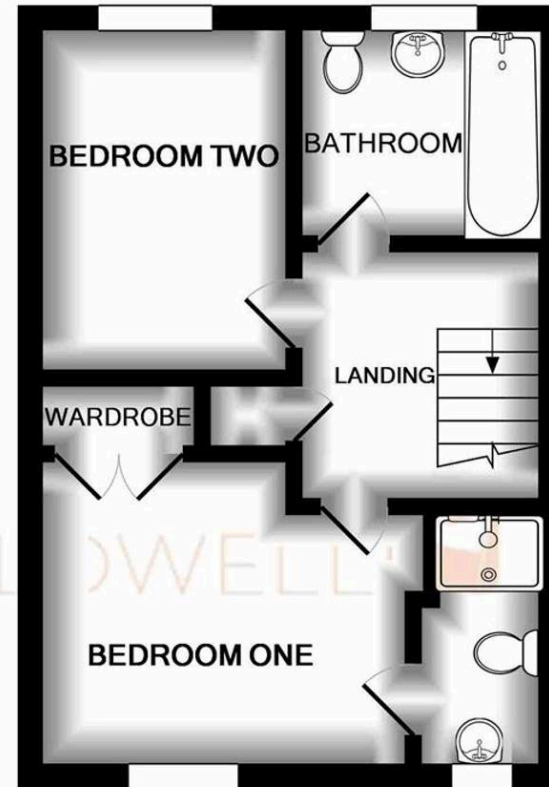
Garage

8' 11" x 17' 4" (2.72m x 5.28m)





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Newton Fallowell - Bourne

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