

Rosedale

2 DUNN CRESCENT, BOURNE, PE10 2AR



£270,000 OFFERS IN EXCESS OF

Show Home Condition

- SHOW HOME CONDITION
- DETACHED MODERN HOME
- THREE BEDROOMS AND ENSUITE
- DRIVEWAY PARKING
- NO ONWARD CHAIN
- BEING SOLD WITH THE OPTION OF ALL THE FURNITURE
- LOW MAINTENANCE GARDEN
- KITCHEN/DINER OVER LOOKING THE GARDEN
- LOCATED ON THE NEWEST PART OF ELSEA PARK



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to bring to the market this well-presented property on Dunn Crescent, Bourne.

This delightful detached house is being sold with no onward chain and potentially includes all the new furniture. The property offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, it is ideal for families or those seeking extra space. The layout includes a spacious dual-aspect lounge.

The house boasts a family bathroom, cloakroom and en-suite. This thoughtfully designed property benefits from an exceptional amount of natural light throughout, with a welcoming entrance hall, kitchen/diner, lounge and cloakroom. Upstairs, there are three bedrooms, an en-suite and a family bathroom.

Outside, there is parking to the rear of the property for two vehicles, along with a fully enclosed, low-maintenance rear garden and a large shed. The property is located within Elsea Park, on one of the most recently completed areas.

In summary, this detached house on Dunn Crescent is a wonderful opportunity for those seeking a comfortable and spacious home in Bourne. It benefits from easy access to Bourne town centre, Bourne Grammar School and local amenities. This property is sure to meet the needs of a variety of buyers. Do not miss the chance to make this lovely property your own.

Viewings are highly recommended to fully appreciate this exciting opportunity.

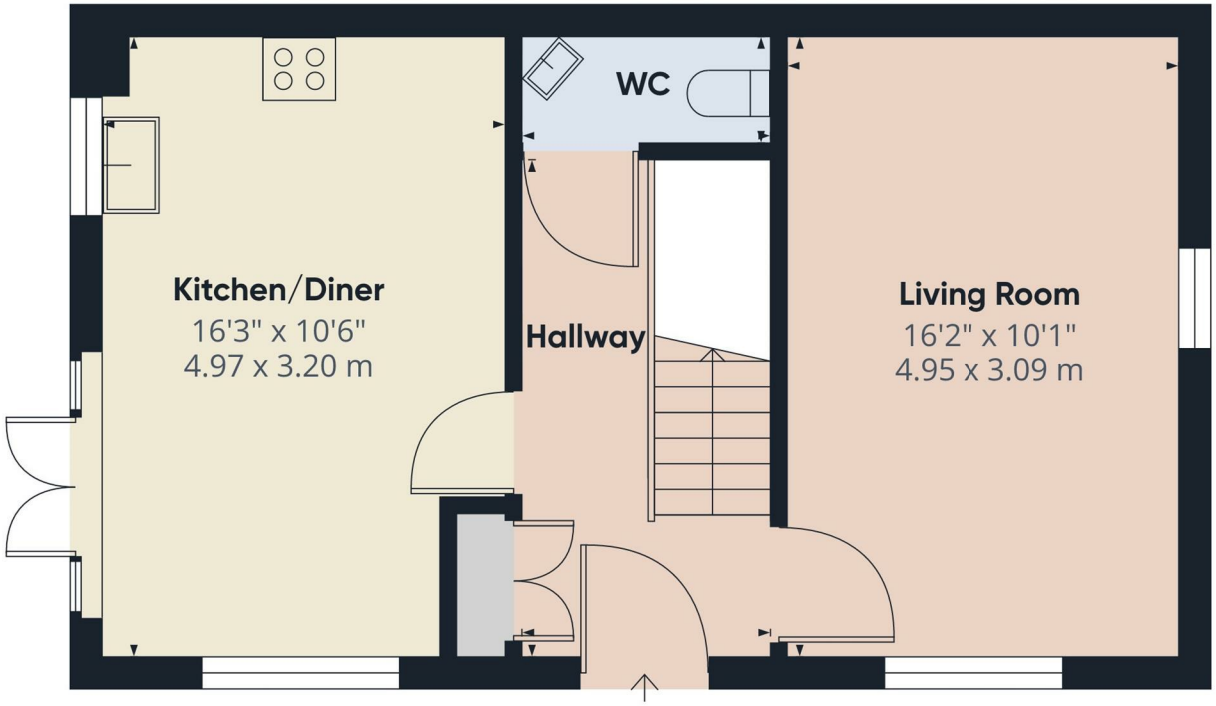
Agents Note: As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

3 Bedrooms 2 Bathroom 1 Reception

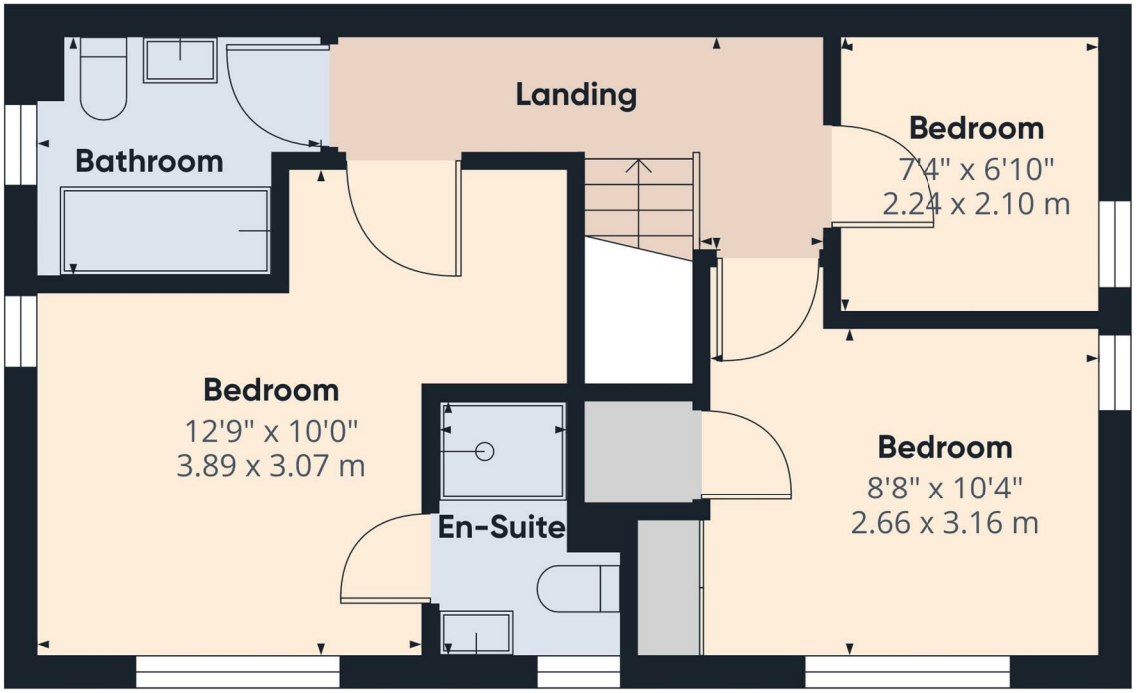








Floor 0



Floor 1



Rosedale

Approximate total area(1)

640 ft²

59.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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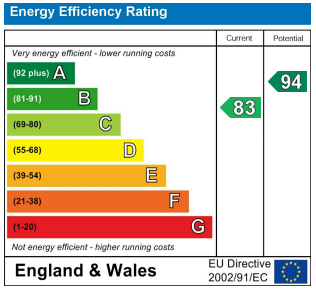


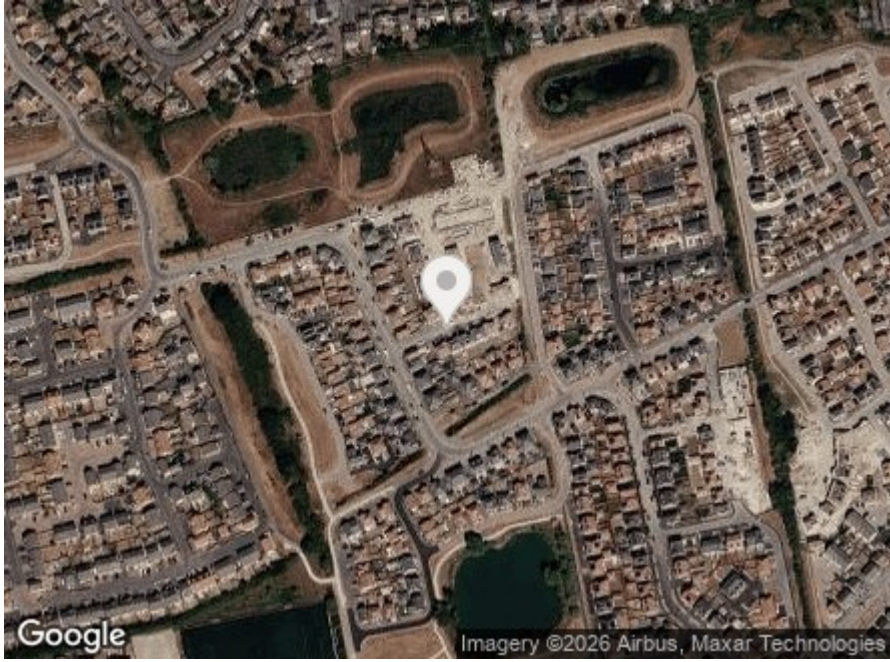
SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

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

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.

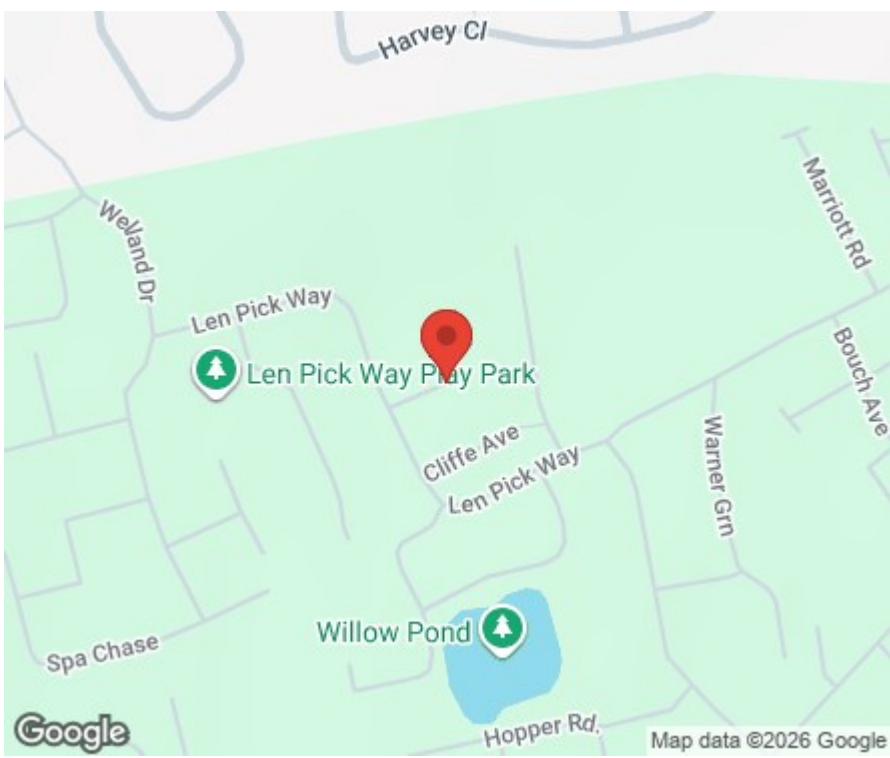
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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