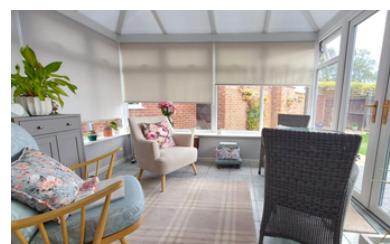



**19 Arnhem Way, BOURNE, Lincolnshire PE10 9UD**
**£385,000**


\*\*\*SOUGHT AFTER LOCATION WITHIN BOURNE\*\*\* Rosedale Property Agents are delighted to offer to the market this exceptionally well presented Parker built detached bungalow located in a very desirable area of Bourne. This property has been maintained to the highest of standards and is ready to move into with a light and airy feel throughout and a welcoming ambiance. There are three bedrooms, main with ensuite, lounge, conservatory, kitchen/diner and family bathroom. Outside there are well maintained gardens to the front and side with access to the double garage and driveway. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band D.

## ENTRANCE HALL

Half glazed door to front, radiator, dado rail and two cupboards.

## KITCHEN/BREAKFAST

15' 4" x 10' 1" (4.67m x 3.07m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, integrated oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, plumbing and space for washing machine, radiator, UPVC window to front and UPVC glazed door to garden.

## LOUNGE

15' 4" x 13' 0" (4.67m x 3.96m) (approx.) UPVC window to side, dado rail, electric fire, radiator and sliding door to:

## CONSERVATORY

11' 0" x 9' 7" (3.35m x 2.92m) (approx.) UPVC construction, pitched roof, tiled flooring and French doors to garden.

## BEDROOM ONE

14' 0" x 13' 1" (4.27m x 3.99m) (approx.) UPVC bay window to side, fitted wardrobes and radiator.

## ENSUITE

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

## BEDROOM TWO

11' 9" x 10' 1" (3.58m x 3.07m) (approx.) UPVC window to side and radiator.

## BEDROOM THREE

10' 1" x 9' 1" (3.07m x 2.77m) (approx.) UPVC window to front and radiator.

## BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and P Shape bath, part tiled walls, heated towel rail, extractor fan and UPVC window to rear.

## OUTSIDE

The rear garden is laid with artificial grass and paved patio, decking, gated access and enclosed by walling and fencing.

Field views to the front, double garage and gravel driveway with off road parking.

## DOUBLE GARAGE

Light, power, courtesy door and UPVC window to side.

## 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.

