



9 Larch Close, Bourne, Lincolnshire PE10 9SS

£290,000



DETACHED BUNGALOW WITH DOUBLE GARAGE SITUATED ON A CORNER PLOT - NO ONWARD CHAIN This Parker built bungalow is a very popular style and is located within easy access of Bourne town centre and local amenities. The property sits on a corner plot with gardens to the front, side and rear and there is off road parking to the front of the double garage. The bungalow has three bedrooms with a conservatory off bedroom one, lounge with sliding patio doors to the garden, kitchen/breakfast, bathroom and cloakroom. Viewings are highly recommended to appreciate this property. EPC Energy Rating currently unavailable/Council Tax Band C.

ENTRANCE HALL

UPVC door to front, radiator, cupboard, dado rail, artex, coving and UPVC window to front.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, radiator and UPVC window to side.

KITCHEN/BREAKFAST

15' 7" x 8' 10" (4.75m x 2.69m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, laminated flooring, radiator, fridge freezer space, integrated oven, hob, extractor fan, plumbing and space for washing machine, door to side and UPVC window to front.

LOUNGE

15' 8" x 14' 4" (4.78m x 4.37m) (approx.) UPVC window to side, radiator, artex, coving and UPVC sliding doors to garden.

BEDROOM ONE

12' 1" x 11' 7" (3.68m x 3.53m) (approx.) UPVC window to rear, fitted wardrobes, artex, coving, radiator and half glazed door to conservatory.

CONSERVATORY

12' 6" x 7' 4" (3.81m x 2.24m) (approx.) Lean to style, double glazed windows and sliding doors to garden.

BEDROOM TWO

12' 1" x 8' 10" (3.68m x 2.69m) (approx.) UPVC window to front, radiator, artex and coving.

BEDROOM THREE

11' 1" x 9' 9" (3.38m x 2.97m) (approx.) UPVC window to rear, radiator, artex and coving.

BATH/SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, fully tiled walls, tiled flooring and UPVC window to front.

OUTSIDE

Situated on a corner plot, off road parking on the block paved driveway leading to the double garage.

The front garden is laid to lawn with path and gravel, hedging and mature shrubs.

The rear garden is mainly laid to lawn with paved patio area, shed, enclosed by fencing and gated access to the front.

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.

