



**46 Broadway Close, Bourne, Lincolnshire PE10 9BN**

**£245,000**



\*\*\*DETACHED CHALET BUNGALOW\*\*\* Rosedale are delighted to offer this well presented property located within a cul-de-sac, close to local amenities and schools. The property is being sold with no onward chain. This Chalet bungalow has two double bedrooms upstairs, one with an ensuite. Downstairs there is a spacious lounge/diner, kitchen, bedroom three and a recently fitted wet room. Outside the property is set back from the road with driveway parking to the front leading to the single garage. There is also gated access to the rear enclosed garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band C.

**ENTRANCE HALL**

UPVC door to side, radiator, stairs to first floor and cupboard.

**LOUNGE**

23' 5" x 12' 6" (7.14m x 3.81m) (approx.) Two UPVC windows to front, two radiators and electric fireplace.

**KITCHEN**

15' 0" x 10' 8" (4.57m x 3.25m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, fridge freezer space, integrated oven, hob, extractor fan, wood flooring, plumbing and space for washing machine, wall mounted gas boiler, UPVC window to rear and UPVC door to side.

**BEDROOM THREE**

8' 7" x 6' 5" (2.62m x 1.96m) (approx.) UPVC window to rear and radiator.

**BATHROOM/WET ROOM**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, shelving and UPVC window to rear.

**LANDING**

Cupboard.

**BEDROOM ONE**

13' 5" x 12' 6" (4.09m x 3.81m) (approx.) UPVC window to front, radiator and built in wardrobe.

**BEDROOM TWO**

11' 7" x 10' 1" (3.53m x 3.07m) (approx.) UPVC window to rear, radiator and fitted wardrobes.

**ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and electric shower, tiled walls and extractor fan.

**OUTSIDE**

The rear garden is laid to lawn with paved patio, shed, gated side access and enclosed by fencing.

**SINGLE GARAGE**

Tandem garage with light and power, up and over electric door and door to rear.

**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.

