



**8 Lilac Close, Bourne, Lincolnshire PE10 9TS**

**£325,000**



\*\*\*GENEROUS SIZE DETACHED BUNGALOW\*\*\* Rosedale Property Agents are delighted to present to the market this Parker-built bungalow, located in a popular area of Bourne. Situated in a quiet cul-de-sac, with farmland to the rear and offered with no onward chain, this property presents an excellent opportunity. The bungalow offers well-proportioned accommodation, including three bedrooms (one with an ensuite), a lounge with large sliding doors opening onto the garden, a family bathroom, kitchen/breakfast room and a porch. Externally, the property benefits from a detached double garage with ample parking and a fully enclosed rear garden, perfect for family life and outdoor entertaining. Early viewing is highly recommended to fully appreciate this property. EPC: Currently available Council Tax Band: C



### ENTRANCE PORCH

Half glazed UPVC door to front and laminate flooring.

### ENTRANCE HALL

Half glazed UPVC door to front, laminate flooring, radiator and airing cupboard.

### KITCHEN/BREAKFAST

15' 3" x 10' 1" (4.65m x 3.07m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, plumbing and space for washing machine, fridge freezer space, radiator, sealed unit double glazed window to side, UPVC window to front and half glazed door to:

### LEAN TO

UPVC construction, tiled flooring, UPVC windows to front and side and half glazed door to side.

### LOUNGE

15' 3" x 12' 11" (4.65m x 3.94m) (approx.) UPVC window to side, laminate flooring, gas fireplace, radiator and UPVC sliding doors to garden.

### BEDROOM ONE

12' 7" x 11' 8" (3.84m x 3.56m) (approx.) UPVC window to rear, radiator and fitted wardrobes.

### ENSUITE

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

### BEDROOM TWO

11' 8" x 10' 1" (3.56m x 3.07m) (approx.) UPVC window to front and radiator.

### BEDROOM THREE/DINING ROOM

10' 0" x 9' 0" (3.05m x 2.74m) (approx.) UPVC window to front and radiator.

### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, tiled flooring, tiled walls, extractor fan, heated towel rail and UPVC window to rear.

### DOUBLE GARAGE

Light and power, window to rear, electric twin roller doors and a UPVC courtesy door to garden.

### OUTSIDE

Front - Brick block paved driveway with off road parking leading to the double garage.

Open plan frontage walled with low line shrubs.

Rear- Field views, laid to lawn, paved patio, gated side access and enclosed by fencing.

### 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.

