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6 Thurstan Close, Bourne, Lincolnshire PE10 9QQ

£220,000 - Freehold

### Property Summary

A great opportunity to view this well presented two bed bungalow located in a popular residential location. The bungalow has been well maintained and cared for and viewing is recommended to appreciate everything it has to offer.

### Features

- Detached Bungalow
- Entrance Hall Way
- Kitchen
- Lounge
- Two Double Bedrooms
- Conservatory
- Shower Room
- Single Garage
- Gardens to Front, Rear and Side.



# Room Descriptions

## Ground Floor

### Accommodation

uPVC part glazed door at the side of bungalow opening to Entrance hallway: Radiator, airing cupboard housing hot water tank, access to roof storage space.

### Kitchen

10' 6" x 8' 9" (3.20m x 2.67m) Fitted wall mounted and floor standing wooden fronted cupboards to part three walls, complimentary fitted worktops, inset polycarbonate sink and drainer with mixer taps, splash back tiling, four ring gas hob with extractor fan over, eye level double electric oven, space and plumbing under worktop for automatic washing machine which is included, fridge, radiator, wall mounted digital heating controller, wall mounted gas central heating controller concealed behind a cupboard.

### Lounge

16' 2" x 9' 9" (4.93m x 2.97m) Coal effect electric fire with wooden surround and polished stone back plate and hearth, TV point, telephone point, radiator.

### Bedroom 1

12' 9" x 9' 9" (3.89m x 2.97m) Radiator, window to rear.

### Bedroom 2

8' 11" x 9' 4" (2.72m x 2.84m) Radiator, sliding patio doors to Conservatory.

### Conservatory

10' 0" x 10' 0" (3.05m x 3.05m) uPVC lower units with uPVC glazed units over, polycarbonate sloped roof, French door opening to outside.

### Shower Room

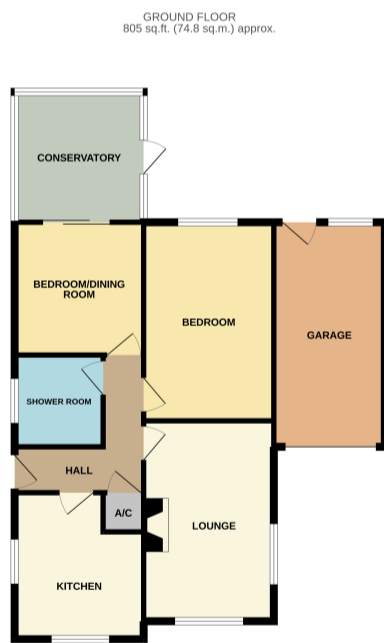
Double width shower cubicle with glass screen, wash hand basin with vanity cupboard under, low level WC, complimentary splash back tiling, radiator.

## Externally

### Garden

The front of this bungalow is mostly laid to gravel for easy maintenance. A block paved driveway to one side provides off road parking and leads to a single garage with an up and over garage door.

The gardens continue to the side of the bungalow and also the rear and are mostly laid to a neat shaped lawn.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of floor, wall, ceiling, column and other items are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser agrees and acknowledges that they will have no claim against the seller in this regard.



| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92-100)                                    | A |         |                         |
| (81-91)                                     | B |         | 84                      |
| (69-80)                                     | C |         |                         |
| (55-68)                                     | D | 61      |                         |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G |         |                         |
| Not energy efficient - higher running costs |   |         |                         |
| England, Scotland & Wales                   |   |         | EU Directive 2002/91/EC |