



37a Meadowgate, Bourne, Lincolnshire PE10 9EY

£235,000



Rosedale Property Agents are delighted to bring to market this well-presented two bedroom detached bungalow ideally situated in Bourne town centre offering convenient access to a wide range of local amenities including shops, supermarkets, cafés, medical facilities and the Delaine bus services. This established property is in good order throughout and provides comfortable, well-proportioned accommodation comprising a welcoming entrance hallway, a bright and spacious lounge with bay window, a fitted kitchen/breakfast room, two double bedrooms and an updated bathroom suite. Externally, the bungalow offers low maintenance front and rear gardens and off road parking. Because of the excellent location for buyers needing easy access to amenities, early viewing is highly recommended. EPC energy rating - TBC / Council Tax Band - B.

ENTRANCE HALL

UPVC door to front, wood flooring, radiator, picture rail and loft access.

LOUNGE

15' 11" (into bay) x 11' 11" (4.85m x 3.63m) UPVC bay window to front, UPVC window to side, gas fireplace, wood flooring and radiator.

KITCHEN

11' 10" x 10' 10" (3.61m x 3.30m) 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, tiled flooring, wall mounted gas boiler, radiator, UPVC window to rear and UPVC glazed door to rear.

BEDROOM ONE

13' 3" x 10' 11" (4.04m x 3.33m) (approx.) UPVC window to rear, radiator and wood flooring.

BEDROOM TWO

12' 5" x 7' 11" (3.78m x 2.41m) (approx.) UPVC window to front, wood flooring and radiator.

BATHROOM

Fitted with a two piece suite comprising wash hand basin and bath with electric shower over, fully tiled walls, heated towel rail, airing cupboard, tiled flooring and UPVC window to side.

WC

Fitted with a one piece suite comprising WC, tiled flooring, 1/2 tiled walls and UPVC window to side.

OUTSIDE

Low maintenance front and rear gardens and off road parking.

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.

