



36 Arnhem Way, Bourne, Lincolnshire PE10 9UD

£370,000



***SOUGHT AFTER LOCATION OVERLOOKING FIELDS *** We are delighted to offer this Mick Parker detached family home located off Mill Drove. This family home has three double bedrooms, main with ensuite, two reception rooms, kitchen/breakfast, utility, cloakroom, and conservatory. The property also benefits from UPVC triple glazing, a double garage with plenty of driveway parking. The property is situated on a corner plot and has a substantial size rear garden backing on to fields. To fully appreciate this home viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council tax band D.

ENTRANCE HALL

Half glazed door to front, tiled flooring, dado rail, stairs to first floor, radiator and UPVC window to front.

CLOAKROOM

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

LOUNGE

15' 8" x 11' 0" (4.78m x 3.35m) (approx.) Laminated flooring, radiator, electric fire and sliding doors to conservatory.

CONSERVATORY

15' 0" x 10' 8" (4.57m x 3.25m) (approx.) Pitched roof, UPVC construction, UPVC French doors to garden and views of farmland.

DINING ROOM

13' 0" x 11' 1" (3.96m x 3.38m) (approx.) UPVC window to front, dado rail, radiator and cupboard.

KITCHEN

15' 1" x 8' 9" (4.60m x 2.67m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, part tiled walls, breakfast bar, plumbing and space for dishwasher, cooker space, UPVC windows to side and rear. Door to lobby.

LOBBY/UTILITY

7' 0" x 7' 0" (2.13m x 2.13m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, part tiled walls, tiled flooring, plumbing and space for washing machine, wall mounted gas boiler, radiator, UPVC window to rear and UPVC door to both sides.

LANDING

Galleried, airing cupboard, loft access and UPVC window to side.

BEDROOM ONE

14' 8" x 11' 3" (4.47m x 3.43m) (approx.) UPVC window to front and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and bath, heated towel rail, part tiled walls and UPVC window to rear.

BEDROOM TWO

14' 8" x 9' 6" (4.47m x 2.90m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

11' 6" x 8' 9" (3.51m x 2.67m) (approx.) UPVC window to rear and radiator.

SHOWER ROOM

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

OUTSIDE

Front- Double garage, corner plot, off road parking, open frontage and laid to lawn.

Rear- Paved Patio, mainly laid to lawn with mature shrubs, flower beds, enclosed by fencing, seating area, pergola, shed, open views and gated access.

DOUBLE GARAGE

Light and power, window to rear, twin up and over doors to front and side courtesy door to garden.

