



**10 Maple Gardens, Bourne, Lincolnshire PE10 9DW**

**£310,000**



**\*\*\*SOUGHT AFTER LOCATION\*\*\*** Rosedale are delighted to offer this detached bungalow within walking distance to Bourne town centre. Maple Gardens is one of the most popular areas for accessibility to the town centre. This particular bungalow has a West facing extensive rear garden, two double bedrooms, lounge, kitchen/breakfast, utility, and shower room. Outside there is plenty of off road parking leading to a tandem garage with light and power connected. The rear garden has been landscaped with shed and summerhouse. Bungalows in this area do not come along very often, so viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band C.

**ENTRANCE PORCH**

Door to front, tiled flooring and exposed brick wall.

**ENTRANCE HALL**

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

**LOUNGE**

15' 10" x 11' 2" (4.83m x 3.40m) (approx.) UPVC bay window to front, tiled flooring, electric fire with brick built surround and radiator.

**KITCHEN/BREAKFAST**

11' 7" x 9' 10" (3.53m x 3.00m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, integrated fridge freezer, radiator and UPVC window to front.

**UTILITY/LEAN TO**

22' 10" x 4' 9" (6.96m x 1.45m) (approx.) Glazed door to side, base units, sink unit with mixer tap, plumbing and space for washing machine, exposed brick walling, glazed door to garden and single glazed window to rear.

**BEDROOM ONE**

13' 7" x 11' 7" (4.14m x 3.53m) (approx.) UPVC window to rear and radiator.

**BEDROOM TWO**

11' 2" x 10' 5" (3.40m x 3.17m) (approx.) UPVC window to front and radiator.

**SHOWER ROOM**

Fitted with a three piece suite comprising WC, wash hand basin and electric shower cubicle, part tiled walls and tiled flooring.

**OUTSIDE**

Front- Gravel driveway leading to a single garage, flower beds, off road parking, brick walling, paved patio, hedge, tree and mature shrubs.

Rear garden- Outside tap, laid to lawn, paved patio, shed, summerhouse, trees, mature shrubs and enclosed by fencing and walling.

**SINGLE GARAGE**

Garage with light and power, window to rear 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.

