



**51 Willoughby Road, Bourne, Lincolnshire PE10 9JR**

**£600,000**



\*\*\*SUPERB BUNGALOW IN SOUGHT AFTER LOCATION ON 0.43 ACRE PLOT \*\*\*Rosedale Property Agents are delighted to present to the market this spacious and beautifully extended detached bungalow, located in a highly desirable area of Bourne. This charming property has been thoughtfully extended over the years and is deceptively large, offering generous living space throughout. The well-maintained rear garden is very manageable, mainly laid to lawn and complemented by mature shrubs and established trees, creating a peaceful outdoor retreat. There is extensive off-road parking to both the front and rear, along with a garage currently being used as a practical storage shed. The property offers excellent flexibility, featuring four/five bedrooms, two with en-suite bathrooms, a stylishly refitted family bathroom, and a separate cloakroom. Additional rooms include a spacious dining room, a bright lounge and a versatile office. The kitchen and utility room have also been refitted to a high specification, combining style with functionality. EPC Energy Rating C/Council Tax Band D.



ENTRANCE

Oak door to side, radiator, karndean flooring, storage cupboard, radiator and wall mounted light fittings.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls and sealed unit double glazed window to side.

LOUNGE

23' 11" x 13' 0" (7.29m x 3.96m) (approx.) Bay window to front and side, coving, feature fireplace, dado rail, wall mounted light fittings and sealed unit double glazed window to side.

KITCHEN

13' 10" x 11' 2" (4.22m x 3.40m) (approx.) Refitted with a range of base and eye level units, Quartz worktop, inset stainless steel sink unit with mixer tap and upstands, Range cooker, integrated fridge freezer, downlighting, radiator and sealed unit double glazed bay window to side.

UTILITY

7' 11" x 5' 10" (2.41m x 1.78m) (approx.) Fitted with a range of base and eye level units, plumbing and space for washing machine and tumble dryer, integrated dishwasher, downlighting, door to side and sealed unit double glazed window to side.

DINING ROOM

11' 4" x 12' 3" (3.45m x 3.73m) (approx.) (narrowing to 8' 7") Sealed unit double glazed bay window to side, artex, coving and radiator.

INNER HALL

Three sealed unit double glazed windows to side, radiator, dado rail and door to rear.

BEDROOM ONE

11' 10" x 9' 9" (3.61m x 2.97m) (approx.) Wood flooring, wall paneling, wall mounted light fittings, radiator and arch to dressing area.

DRESSING AREA

9' 8" x 7' 11" (2.95m x 2.41m) (approx.) Wood flooring, sliding door to side and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and wet room shower with glass screen, fully tiled walls, heated towel rail and sealed unit double glazed window to side.

BEDROOM TWO

20' 2" x 9' 9" (6.15m x 2.97m) (approx.) Sealed unit double glazed window to side, radiator and wall mounted light fittings.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, extractor fan, downlighting and sealed unit double glazed window to side.

BEDROOM THREE

14' 7" x 9' 11" (4.45m x 3.02m) (approx.) Sealed unit double glazed bay window to side and radiator.

BEDROOM FOUR

9' 11" x 9' 11" (3.02m x 3.02m) (approx.) Sealed unit double glazed bay window to side, radiator and internal window.

STUDY/BEDROOM FIVE

11' 6" x 8' 7" (3.51m x 2.62m) (approx.) Window to rear, two internal windows, radiator and cupboard.

BATHROOM

8' 7" x 7' 3" (2.62m x 2.21m) (approx.) Refitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, 1/2 tiled walls, extractor fan, downlighting, heated towel rail and sealed unit double glazed window to side.

PLAYROOM

23' 10" x 19' 5" (7.26m x 5.92m) (approx.) Sealed unit double glazed window to side, two radiators, paneled walls and sealed unit double glazed door to front.

OUTSIDE

There is a driveway to the front with off road parking for multiple cars.

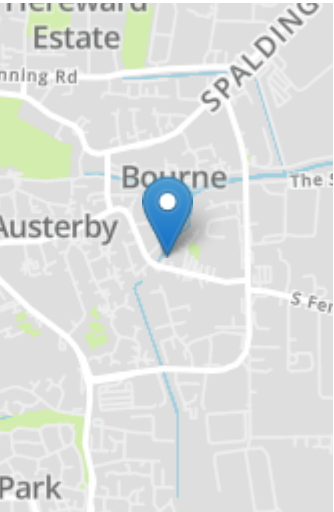
The rear and side gardens are mainly laid to lawn with paved patio seating area, gravel area, trees, mature shrubs and fencing.

SHED

20' 3" x 11' 6" (6.17m x 3.51m) (approx.) Windows to front and side, light and power.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	78
EU Directive 2002/91/EC		