



**1 Grosvenor Avenue, BOURNE, Lincolnshire PE10 9HU**

**£325,000**



**\*\*\*SOUGHT AFTER LOCATION\*\*\*** Rosedale are pleased to offer this detached bungalow situated within walking distance to Tescos, bus stop and Bourne town centre. The property benefits from being sold with no onward chain. There are three bedrooms main with ensuite, dining area, lounge, kitchen, utility, and family bathroom. Outside there is a double garage with driveway and side access to the rear garden. To fully appreciate this property viewings are highly recommended. EPC Energy Rating E/Council Tax Band D.

### ENTRANCE HALL

UPVC door to front, radiator, opening up into dining area.

### DINING AREA

13' 7" x 10' 5" (4.14m x 3.17m) (approx.) UPVC French doors to garden and radiator.

### LOUNGE

15' 0" x 11' 1" (4.57m x 3.38m) (approx.) UPVC window to front, radiator and coving.

### KITCHEN

11' 6" x 10' 0" (3.51m x 3.05m) (approx.) Refitted with a range of base and eye level units, 1 1/2 bowl sink unit, integrated oven, hob, part tiled walls, free standing fridge freezer and tiled flooring.

### UTILITY

8' 2" x 7' 9" (2.49m x 2.36m) (approx.) Fitted with a range of base and eye level units, free standing washing machine and space for tumble dryer, tiled flooring, UPVC window to front and glazed door to garden.

### INNER HALL

Loft access, airing cupboard and radiator.

### BEDROOM ONE

11' 8" x 10' 9" (3.56m x 3.28m) (approx.) UPVC window to front, free standing wardrobes and radiator.

### ENSUITE

Fitted with a three piece suite comprising, WC, wash hand basin and shower cubicle, heated towel rail, fully tiled walls and UPVC window to side.

### BEDROOM TWO

11' 11" x 10' 10" (3.63m x 3.30m) (approx.) UPVC window to rear and radiator.

### BEDROOM THREE

11' 2" x 8' 1" (3.40m x 2.46m) (approx.) UPVC window to front, radiator and free standing wardrobes.

### BATHROOM

Fitted with a three piece suite comprising, WC, wash hand basin and bath with mixer tap and shower over, part tiled walls and UPVC window to side.

### OUTSIDE

Front- Tarmac driveway leading to garage, open frontage and laid to lawn.

Rear- Enclosed by fencing, paved patio, laid to lawn, mature shrubs, hedging and gated side access.

### DOUBLE GARAGE

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.

