



**20 St Peters Road, Bourne, Lincolnshire PE10 9NF**

**£300,000**



\*\*\*DETACHED PRIVATE LOCATION\*\*\* Rosedale are delighted to offer to the market this very desirable property located within walking distance to Bourne town centre, Bourne Grammar and Bourne academy. This is a rare opportunity to be able to purchase a detached bungalow this close to the town centre and the very popular Wellhead green space. The bungalow sits back from the road with plenty of garden frontage, it has driveway access to the side leading to a garage and a substantial rear garden. There are three bedrooms, lounge, entrance porch, kitchen and wet room. The property would benefit from some updating and is being sold with no onward chain. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band C.



**ENTRANCE PORCH**

Composite door to front, tongue and groove walls and door to lounge.

**LOUNGE**

19' 7" x 12' 6" (5.97m x 3.81m) (approx.) UPVC window to front and radiator.

**INNER LOBBY**

Loft access.

**KITCHEN**

12' 3" x 7' 2" (3.73m x 2.18m) (approx.) 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, fridge freezer space, cupboard, plumbing and space for washing machine, wall mounted gas boiler, UPVC window to rear and door to rear.

**WET ROOM**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, radiator, part tiled walls and window to side.

**BEDROOM ONE**

12' 9" x 12' 7" (3.89m x 3.84m) (approx.) UPVC window to front, laminated flooring, fitted wardrobes and radiator.

**BEDROOM TWO**

12' 3" x 10' 2" (3.73m x 3.10m) (approx.) UPVC window to side, radiator.

**BEDROOM THREE**

8' 11" x 8' 5" (2.72m x 2.57m) (approx.) UPVC window to rear, radiator.

**OUTSIDE**

Rear garden - Brick built shed, laid to lawn, paved patio, greenhouse, driveway leading to sectional garage.

Front - Laid to lawn, mature shrubs and trees.

**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.

