



**3 Broadlands Avenue, Bourne, Lincolnshire PE10 9BG**

**£239,950**



\*\*\* DETACHED PROPERTY IN SOUGHT AFTER LOCATION \*\*\* Although in need of some updating, this well proportioned property is priced to sell and sits on a generous plot in one of Bourne's more popular, established locations. The accommodation in brief comprises of a substantial sized lounge / dining room, a kitchen/breakfast room, three bedrooms and a single garage. The parking, location and established plot really make this property a super buy for anyone looking for a project or a property with potential to extend (STPP). EPC Energy Rating E/Council Tax Band C.

**ENTRANCE HALL**

UPVC door to front, radiator and stairs to first floor landing.

**LOUNGE/DINER**

23' 3" x 12' 6" (7.09m x 3.81m) (approx.) Two UPVC windows to front, two radiators, feature gas fire with brick surround and wooden mantle.

**KITCHEN/BREAKFAST**

15' 7" x 10' 2" (4.75m x 3.10m) (max) (7'11" min) (approx.) Fitted with a range of base and eye level units, stainless steel sink drainer, eye level double electric oven, electric hob and extractor fan, plumbing and space for washing machine, wall mounted boiler, radiator, fitted worktops, UPVC window to rear and UPVC half glazed door to rear.

**BATHROOM**

Fitted with a two piece suite comprising wash hand basin and bath with shower over, heated towel rail and UPVC obscure glazed window to rear.

**WC**

UPVC obscure glazed window to rear, low level WC and radiator.

**BEDROOM THREE**

8' 7" x 6' 6" (2.62m x 1.98m) (approx.) UPVC window to rear and radiator.

**LANDING**

Cupboard.

**BEDROOM ONE**

13' 5" x 12' 6" (4.09m x 3.81m) (approx.) UPVC window to front, radiator and built in wardrobes.

**BEDROOM TWO**

13' 5" x 11' 8" (4.09m x 3.56m) (approx.) UPVC window to rear, loft access, access to eaves storage and radiator.

**OUTSIDE**

Front garden- mainly laid to lawn with an established tree and some shrubbery, generous driveway providing tandem parking for several vehicles leading up to the single garage.

Rear garden- Westerly facing garden with a range of established trees, plants and hedges, shed and fully enclosed.

**GARAGE**

Up and over door, window to rear, side personnel door, power and lighting.

**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.

