



23 Churchill Avenue, Bourne, Lincolnshire PE10 9QA

£235,000



*****POPULAR LOCATION***** Rosedale are delighted to offer this detached bungalow within easy access to local shops and amenities. The property is being sold with no onward chain and is ready to move into. There is a UPVC conservatory, two bedrooms, lounge, kitchen, shower room and a well maintained rear garden. There is also a driveway leading to a single garage and off road parking. To fully appreciate this bungalow viewings are highly recommended. EPC Energy Rating D. Council Tax Band B.

ENTRANCE HALLWAY

UPVC double glazed door to side aspect, radiator and loft access.

LOUNGE

9' 11" x 16' 10" (3.02m x 5.13m) (approx.) UPVC double glazed window to front aspect, laminate flooring and radiator.

KITCHEN

8' 11" x 9' 9" (2.72m x 2.97m) (approx.) Fitted with a range of base and eye level units, enamel sink with mixer tap, tiled splashbacks, space for cooker, wall mounted gas boiler, plumbing for automatic washing machine, space for fridge freezer, radiator and UPVC double glazed windows to front and side aspects.

BEDROOM ONE

9' 10" x 13' 0" (3.00m x 3.96m) (approx.) Laminate flooring, radiator and UPVC double glazed sliding door to:

CONSERVATORY

9' 3" x 9' 0" (2.82m x 2.74m) (approx.) UPVC construction, UPVC double glazed French doors to side aspect, light and power connected and radiator.

BEDROOM TWO

10' 0" x 8' 11" (3.05m x 2.72m) (approx.) UPVC double glazed window to rear aspect and radiator.

SHOWER ROOM

Fitted with a matching three piece suite comprising shower cubicle with glazed screen and electric shower, WC and wash hand basin. Fully tiled walls, radiator and UPVC double glazed window to side aspect.

OUTSIDE

To the front there is concrete driveway parking leading to the single garage, mature shrubs and lawn with dwarf walling.

The rear garden is mainly laid to lawn with a paved patio, mature shrub borders and garden shed. It is enclosed by fencing with side gated access.

SINGLE GARAGE

With up over door and power and light connected.

AGENT 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.

