



# briggs residential

**32 GODIVA CRESCENT  
BOURNE PE10 9QU  
OFFERS OVER £214,000**

**FREEHOLD**



Offered for sale with no onward chain, this detached bungalow has low maintenance gardens to the front and rear, an 18' conservatory, two double bedrooms and a car port leading to a single garage. This home has a brand new heating system and viewing is highly advised.

**Visit our website: [www.briggsresidential.co.uk](http://www.briggsresidential.co.uk)**

**17 Market Place Market Deeping PE6 8EA Tel: 01778 349300**

**Opening Hours: Monday to Friday - 9.00am until 6.00pm  
Saturday - 9.00am until 4.00pm: Sunday—Closed**

Front entrance door opening to

### ENTRANCE HALL

With radiator and airing cupboard housing central heating boiler.

### LOUNGE 16'9 x 10' (5.11m x 3.04m)

With fireplace, radiator, dining area, TV point and window to front aspect.

### KITCHEN BREAKFAST ROOM

9'7 x 9' (2.92m x 2.74m)

Comprising wall and base units, cooker space, sink unit, work surface, fridge space, plumbing for washing machine and patio doors opening to

### CONSERVATORY 18' x 6' (5.49m x 1.83m)

Of UPVC construction with radiator and French doors opening to the rear garden.

**BEDROOM ONE** 12'10 x 10' (3.91m x 3.04m)  
With radiator and window to rear aspect.

**BEDROOM TWO** 9' x 8'3 (2.74m x 2.51m)  
With radiator and window to front aspect.

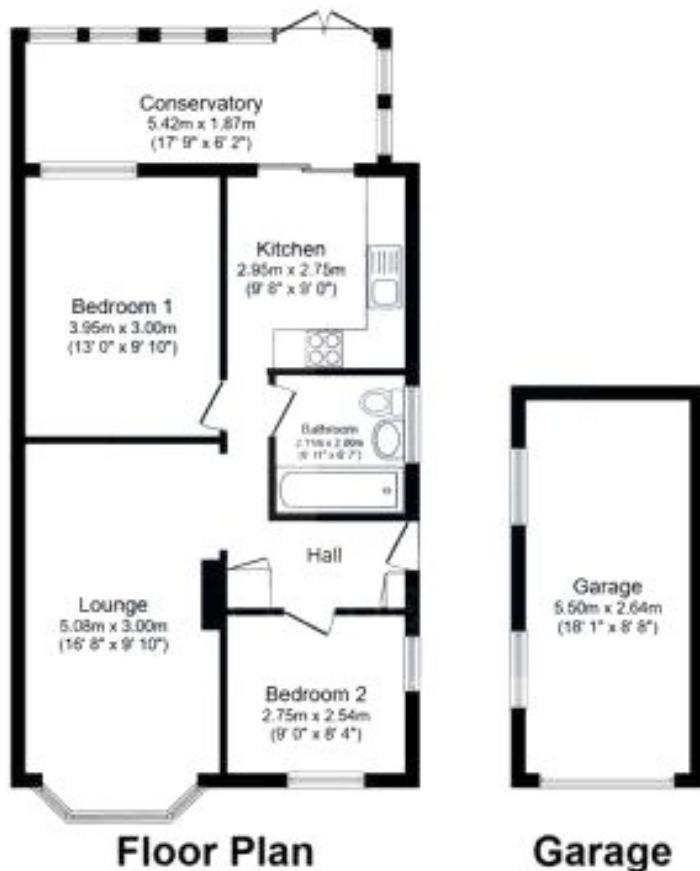
### BATHROOM

Comprising panelled bath with shower above, wash hand basin, low flush WC, radiator, wall tiling and window to side aspect.

### OUTSIDE

There are gardens to the front and rear of the property, both of which have been designed for easy maintenance. The block paved front garden is enclosed by mature shrubs and there is gated access to the car port and single garage. The private rear garden is enclosed by fencing with mature shrubs and gravel.

EPC RATING: D COUNCIL TAX RATING: B (SKDC)



Floor Plan

Garage