



5 Westwood Drive, Bourne, Lincolnshire PE10 9QH

£375,000



*** BUNGALOW CLOSE TO BOURNE WOODS *** Rosedale Property Agents are delighted to offer to the market this well-presented detached bungalow, ideally situated close to local amenities and schools. Set back from the road, the property benefits from ample driveway parking leading to a converted garage. The property also features 16 solar panels, which are owned outright, offering added energy efficiency. Inside, the property features a light and airy entrance hall leading to an impressive farmhouse-style kitchen/dining area which flows into a bright sunroom. There is also a convenient shower room ideal for access from the garden. The accommodation further comprises a spacious lounge, two double bedrooms, a single bedroom and a family bathroom. Externally, the rear garden is of a generous size and includes gated side access. The converted garage benefits from light and power, as well as hot and cold water, offering versatile additional space. To fully appreciate this lovely home, viewings are highly recommended. EPC Energy Rating: B | Council Tax Band: D

ENTRANCE PORCH

UPVC door to front and Quarry tiled flooring.

ENTRANCE HALL

Glazed door to front, LVT flooring, dado rail and radiator.

LOUNGE

15' 6" x 11' 4" (4.72m x 3.45m) (approx.) UPVC window to front, LVT flooring and electric fireplace.

KITCHEN/DINER

21' 4" x 12' 8" (6.50m x 3.86m) (approx.) Fitted with a range of base and eye level units, butler sink, wood and marble worktops, range cooker, fridge freezer space, plumbing and space for dishwasher, Quarry tiled flooring, fitted cupboard, radiator, window to rear, UPVC glazed door to rear and door to garage.

GARAGE CONVERSION

15' 0" x 9' 5" (4.57m x 2.87m) (approx.) Wet room and UPVC door to side.

SUNROOM

10' 11" x 7' 1" (3.33m x 2.16m) (approx.) UPVC windows to side and rear, radiator and tiled flooring.

WET ROOM

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

BEDROOM ONE

12' 2" x 11' 6" (3.71m x 3.51m) (approx.) UPVC window to front, radiator and wardrobes.

BEDROOM TWO

12' 1" x 11' 5" (3.68m x 3.48m) (approx.) UPVC window to side and radiator.

BEDROOM THREE

8' 0" x 7' 0" (2.44m x 2.13m) (approx.) UPVC window to side and radiator.

BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, part tiled walls, heated towel rail, tiled flooring and UPVC window to rear.

OUTSIDE

The rear garden is laid to lawn with paved patio, mature shrubs, gated access, pond, enclosed by fencing and solar panels to rear.

There is a brick block paved driveway with off road parking to the front and a lawned area.

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.

