



3 Cherry Holt Road, Bourne, Lincolnshire PE10 9LA

£280,000



DETACHED MODERNISED BUNGALOW – Rosedale Property Agents are delighted to offer this beautifully presented detached bungalow, ideally located within easy access of Bourne town centre and the A15. The property has been modernised throughout and is presented to an excellent standard, offering a stylish and ready-to-move-into home. The well-balanced layout provides a sense of symmetry and flow, enhancing the overall feel of the property. Accommodation comprises two double bedrooms, a refitted bathroom, and a contemporary fitted kitchen/breakfast room featuring a premium Quooker tap (worth approximately £3,000), providing instant boiling, sparkling, and filtered water. Externally, the property benefits from ample driveway parking leading to a single garage, along with a beautifully landscaped west-facing rear garden—perfect for enjoying afternoon and evening sun. To fully appreciate the quality and appeal of this lovely bungalow, viewings are highly recommended. EPC Energy Rating: Currently unavailable | Council Tax Band: C

ENTRANCE HALL

UPVC glazed door to front, laminate flooring, double cupboard and modern radiator.

LOUNGE/DINER

18' 0" x 12' 0" (5.49m x 3.66m) (approx.) UPVC window to front, laminate flooring and radiator.

KITCHEN

18' 3" x 12' 2" (5.56m x 3.71m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, upstands, integrated oven, halogen hob, integrated fridge freezer, integrated dishwasher, laminate flooring, loft access, downlights and UPVC French doors to garden.

BEDROOM ONE

11' 11" x 11' 11" (3.63m x 3.63m) (approx.) UPVC window to front, laminate flooring and radiator.

BEDROOM TWO

11' 10" x 10' 9" (3.61m x 3.28m) (approx.) UPVC window to side, laminate flooring and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and P-Shape bath with shower over, heated towel rail, fully tiled walls and UPVC window to rear.

OUTSIDE

The front of the property has a gravel driveway with off road parking.

The rear garden is laid to lawn with paved patio and gravel area, pergola, mature shrubs, hedging and enclosed by fencing.

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.

