



**1 Abbots Close, Bourne, Lincolnshire PE10 9JS**

**£260,000**



**\*\*\*SPACIOUS AND FLEXIBLE ACCOMMODATION\*\*\*** Rosedale are pleased to offer this bungalow to the market within walking distance to Bourne town centre and Bourne Grammar school. The property has been extensively extended to nearly double its original size with approximately 1640 sq ft of accommodation. The property also boasts a corner plot with a driveway at the back leading to a single garage. The bungalow has four bedrooms, or three and a dining room and the main bedroom has an ensuite. There is a spacious lounge, kitchen and family bathroom. There is a walled/fenced side and rear garden. The bungalow is situated in a popular cul-de-sac and is ready to move in. To really appreciate this bungalow viewings are highly recommended. EPC Energy C/Council Tax Band B.

**ENTRANCE HALL**

Half glazed front door, wood flooring, loft access, cupboard and radiator.

**LOUNGE**

21' 9" x 17' 6" (6.63m x 5.33m) (approx.) UPVC bay window to front, radiator, fireplace, living flame coal effect gas fire and door to.

**BEDROOM ONE**

13' 4" x 13' 1" (4.06m x 3.99m) (approx.) UPVC bay window to front, radiator and fitted wardrobes.

**ENSUITE**

Newly refitted with a three piece suite comprising WC, hand wash basin and shower cubicle, heated towel rail, tiled flooring, fully tiled walls, extractor fan and UPVC window to side.

**BEDROOM TWO**

15' 5" x 14' 9" (4.70m x 4.50m) (approx.) UPVC window to side, radiator and fitted wardrobes.

**KITCHEN**

15' 1" x 14' 5" (4.60m x 4.39m) (approx.) L Shape, Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, plumbing and space for a washing machine, two UPVC windows to side, two UPVC windows to rear and half glazed door to garden.

**BEDROOM THREE**

12' 7" x 11' 2" (3.84m x 3.40m) (approx.) UPVC window to rear, radiator and fitted wardrobes.

**BEDROOM FOUR**

11' 11" x 11' 2" (3.63m x 3.40m) (approx.) UPVC bay window to front and radiator.

**BATHROOM**

Fitted with a three piece suite comprising WC, hand wash basin and bath, mixer tap with shower off, fully tiled walls, radiator, tiled flooring and UPVC window to rear.

**OUTSIDE**

Rear- Mature garden, walled and fenced, paved patio, access to rear.

Front- Driveway, mature shrubs, gravel frontage and brick block paving.

**GARAGE**

Single garage to the rear with up and over door and driveway with off road parking.

**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.

