







# 25 Arnhem Way, Bourne, Lincolnshire PE10 9UD



\*\*\*VIEWS OF FARMLAND TO THE FRONT\*\*\* Rosedale are delighted to offer this Parker build executive detached bungalow situated in a sought after location overlooking fields. The property presents extremely well and with spacious bedrooms, plenty of driveway parking and no onward chain. The property has three/four bedrooms main with refitted ensuite, lounge, kitchen/breakfast, utility, cloakroom and a refitted bathroom. Outside there is a driveway leading to a double garage and gated access to both sides. The rear garden has been landscaped and is fully enclosed. To fully appreciate this property viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band D.

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#### ENTRANCE HALL

cupboard.

#### LOUNGE

16' 4" x 13' 0" (4.98m x 3.96m) (approx.) Patio doors to rear, radiator, living flame gas fire and UPVC window to side.

#### **KITCHEN**

13' 6" x 10' 4" (4.11m x 3.15m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, integrated dishwasher, fridge freezer and radiator.

#### UTILITY

Glazed door to front, radiator and 7'  $0'' \times 5' 5''$  (2.13m x 1.65m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, radiator, plumbing and space for washing machine and UPVC window to side.

### CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, radiator and UPVC window to rear.

### BEDROOM ONE

13' 5" x 13' 4" (4.09m x 4.06m) (approx.) UPVC window to rear, radiator and fitted wardrobes.

#### ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, radiator, extractor fan and UPVC window to side.

#### **BEDROOM TWO**

13' 4" x 9' 10" (4.06m x 3.00m) Driveway with off road parking leading (approx.) UPVC window to rear and to double garage, overlooking field radiator. views to the front with paved patio and mature shrubs.

#### **BEDROOM THREE**

12' 3" x 9' 9" (3.73m x 2.97m) (approx.) UPVC bay window to front and radiator.

#### **BEDROOM FOUR/DINING**

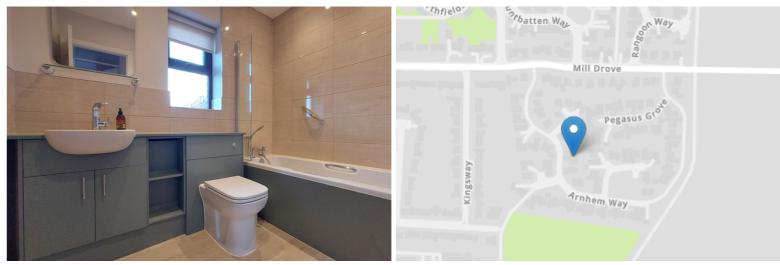
10' 9" x 9' 9" (3.28m x 2.97m) (approx.) UPVC window to rear and radiator.

#### BATHROOM

Double garage with twin doors, wall Fitted with a three piece suite mounted gas boiler, window to side, comprising WC, wash hand basin and light, power and courtesy door to side. bath with shower over, 3/4 tiled walls, radiator and UPVC window to front. AGENTS NOTE



ped or verified the legal title of the property. All prospective purchasers must satisfy the ing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only



#### OUTSIDE

The rear garden is well maintained with paved patio, laid to lawn, mature shrubs, raised seating area, shed, enclosed by fencing and gated access on both sides.

### DOUBLE GARAGE

floorplan is for illustrative The purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

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