



25 Arnhem Way, Bourne, Lincolnshire PE10 9UD

£385,000



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.

ENTRANCE HALL

Glazed door to front, radiator and 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

7' 0" x 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) (approx.) UPVC window to rear and radiator.

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

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, 3/4 tiled walls, radiator and UPVC window to front.

OUTSIDE

Driveway with off road parking leading to double garage, overlooking field views to the front with paved patio and mature shrubs.

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

Double garage with twin doors, wall mounted gas boiler, window to side, light, power and courtesy door to side.

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.

