



**23 Kingsway, Bourne, Lincolnshire PE10 9DP**

**£300,000**



**\*\*\*SPACIOUS DETACHED BUNGALOW WITH NO ONWARD CHAIN\*\*\*** Offers are invited in excess of £300,000 for this detached bungalow with flexible accommodation situated in a popular location close to local schools and amenities. This property has three/four bedrooms, bathroom, lounge, kitchen/diner and a conservatory to the rear. The property has had a garage conversion which includes a bedroom, bathroom and a kitchen/living area. There is a good size rear garden with driveway parking to the front. To fully appreciate this opportunity viewings are highly recommended. EPC energy rating D/ Council Tax Band B.

**ENTRANCE HALL**

UPVC door to front, UPVC window to front, radiator, arch to:

**KITCHEN/BREAKFAST ROOM**

16' 9" x 14' 4" (5.11m x 4.37m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, integrated oven, hob, plumbing and space for an automatic washing machine, integrated dishwasher, integrated fridge freezer, tiled flooring, downlighting, UPVC window to rear and sliding door to conservatory.

**CONSERVATORY**

19' 0" x 13' 11" (5.79m x 4.24m) (approx.) P shape, UPVC construction, tiled flooring, UPVC French doors to garden and pitched roof.

**LOUNGE**

19' 1" x 12' 5" (5.82m x 3.78m) (approx.) Laminated flooring, fireplace, fuel burner, and single radiator.

**INNER LOBBY**
**BEDROOM ONE**

11' 5" x 10' 11" (3.48m x 3.33m) (approx.) UPVC window to front, radiator and cupboard.

**BEDROOM TWO**

10' 1" x 9' 1" (3.07m x 2.77m) (approx.) UPVC window to rear, radiator, loft access and glass door into recess.

**BEDROOM THREE**

10' 7" x 8' 2" (3.23m x 2.49m) (approx.) Laminated flooring, radiator and UPVC window to rear.

**BEDROOM 4 / OFFICE**

UPVC window to side and rear, refitted carpet, UPVC door to garden

**ENSUITE BATHROOM**

White three piece suite comprising of low level WC, hand wash basin and bath. Partly tiled, UPVC window to rear.

**BATHROOM**

Refitted with a three piece suite comprising WC, wash hand basin and bath, 3/4 tiled walls, heated towel rail and UPVC window to rear.

**OUTSIDE**

Front- Walled, off road parking, double garage and laid to lawn.

Rear- Laid to lawn, enclosed by fencing, paved patio, mature shrubs and side access.

**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.

