



**2 Arnhem Way, Bourne, Lincolnshire PE10 9UD**

**£385,000**



**\*\*\*SPACIOUS DETACHED PARKER BUILT BUNGALOW\*\*\*** Rosedale are delighted to offer to the market this lovely well presented executive bungalow situated in a very popular area of Bourne. This style of bungalow is very popular as it has flexible accommodations to include three or four bedrooms or three bedrooms and a dining room. The lounge is to the rear with a conservatory off and there is a modern re-fitted kitchen/breakfast, utility room, cloakroom, bathroom and ensuite. Outside even more money has been spent to include low maintenance grass and well appointed boarder's. To the front there is plenty of parking leading to the double garage. The property overall is in very good condition and ready to move into. To fully appreciate this bungalow viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band D.

**ENTRANCE PORCH**

UPVC Door to front, tiled flooring and exposed brick walling.

**ENTRANCE HALL**

UPVC door to front, radiator, artex and coving, loft access and airing cupboard.

**KITCHEN/BREAKFAST**

14' 0" x 10' 5" (4.27m x 3.17m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, radiator, artex, coving and UPVC window to front.

**UTILITY**

7' 1" x 5' 4" (2.16m x 1.63m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, plumbing and space for washing machine, tiled walls, tiled flooring, artex, coving, radiator, wall mounted gas boiler and UPVC door to side.

**CLOAKROOM**

Fitted with a two piece suite comprising WC and wash hand basin, radiator and UPVC window to side.

**DINING ROOM**

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

**LOUNGE**

17' 3" x 13' 1" (5.26m x 3.99m) (approx.) Living flame fireplace, radiator, artex, coving, UPVC window to side and French doors to conservatory.

**CONSERVATORY**

9' 9" x 9' 5" (2.97m x 2.87m) (approx.) UPVC Construction, pitched roof, tiled flooring and French doors to garden.

**BEDROOM ONE**

13' 4" x 13' 3" (4.06m x 4.04m) (approx.) UPVC window to rear, radiator and fully fitted wardrobes.

**ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, tiled walls, heated towel rail and UPVC window to rear.

**BEDROOM TWO**

13' 5" x 9' 9" (4.09m x 2.97m) (approx.) UPVC window to rear and radiator.

**BEDROOM THREE**

12' 2" x 9' 9" (3.71m x 2.97m) (approx.) UPVC bay window to front and radiator.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, tiled walls, heated towel rail and UPVC window to front.

**OUTSIDE**

To the front there is a brick block paved driveway with off road parking for plenty of cars leading to a double garage.

The rear garden has gated side access, paved patio, gravel borders, astro turf, mature shrubs, hedging, shed, summer house and enclosed by fencing.

**DOUBLE GARAGE**

**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.

