



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 refitted 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.

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т: 01778 420011



'Making your move easier'

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" ($4.27m \times 3.17m$) (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" ($2.16m \times 1.63m$) (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

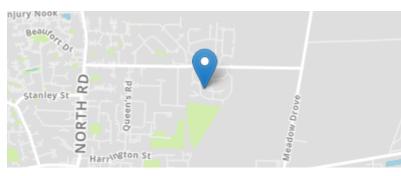
To the front there is a brick block paved driveway with off road parking for plenty of cars leading to a double garage.

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.





roperty details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must ot be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services, neither ave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and ccuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown re not to scale and are meant as a guide only.

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