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22 Akeman Close, Bourne, Lincolnshire PE10 9XE

£287,500 - Freehold



### Property Summary

Akeman Close is ideally located close to all the local amenities including the bus station, doctors surgery and the town centre. This particular bungalow has been well maintained throughout and viewing is recommended to appreciate everything it has to offer.

### Features

- Detached Bungalow
- Lounge/Diner
- Kitchen
- Garden Room
- Two Double Bedrooms
- Shower Room
- Single Garage
- Well Presented Through Out

## Room Descriptions

### Ground Floor

#### Accommodation

uPVC part glazed front door to Entrance Hallway: Inset coconut floor mat, radiator, laminate flooring, large built in storage cupboard, further storage cupboard, access to roof storage space which is part boarded and benefits from a pull down ladder and a light.

#### Kitchen

8' 8" x 7' 9" (2.64m x 2.36m) Fitted with wall mounted and floor standing fitted cupboards, complimentary wooden effect worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, integrated electric oven, four ring gas hob with extractor fan over, inset ceiling spot lights, tiled flooring, white heated ladder towel rail, open through to Garden Room.

#### Garden Room

10' 2" x 11' 8" (3.10m x 3.56m) Dwarf brick walls with uPVC units over, pitched warm roof with inset spot lights, two opening velux windows, fitted window blinds, under floor heating, ceramic floor tiles, to Kitchen end fitted floor standing cupboards with complimentary worktops, washing machine and dishwasher concealed behind cupboards ( This are included in the sale)

#### Lounge/Diner

Lounge Area 12'7" x 11'4"  
Dining Area 8'2" x 10,0"

Two radiators, remote control living flame gas fire with polished stone back plate and hearth, two wall light points, TV point, telephone point, matching curtains to both ends which can be opened and closed by remote control.

#### Bedroom 1

13' 2" x 8' 2" (4.01m x 2.49m) Bespoke dresser to one end with cupboards and shelving, fitted wardrobes to opposite end with mirrored fronts, TV point, telephone point, radiator, window to front.

#### Bedroom 2

7' 9" x 11' 0" (2.36m x 3.35m) Fitted wardrobe, over bed spot lights, radiator, TV point, window to rear.

#### Shower Room

Corner shower cubicle with curved glass screen, pedestal wash hand basin, bidet, low level WC, fully tiled walls, aqua boards to shower, vinyl flooring, inset spot lights, electric shaver point, white heated ladder towel rail.

## Externally

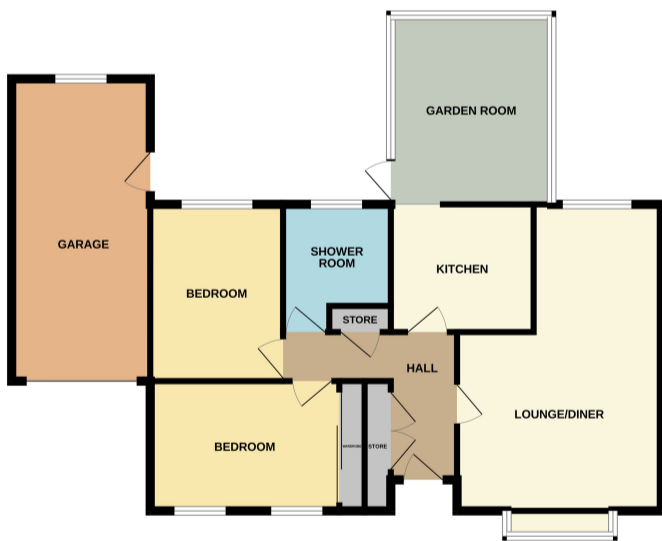
### Garden

The front of this bungalow is open plan. It benefits from RUBBER CRUMB driveway which leads to a single garage with an electric remote control up and over door. There are RUBBER CRUMB pathways and a tiered front with attractive shrubs and plants. Also at the front of the bungalow are night security lights and two security cameras. A timber gate gains access to the fully enclosed rear garden. The rear garden is divided into separate low maintenance areas. There is a good size paved patio seating area with the remainder mostly laid to gravel with well stocked borders. From the rear garden there is a pedestrian door leading to the garage which benefits from power and electric.

### AGENTS NOTE

This property benefits from 16 solar panels which are fully transferable to any interested buyers. The solar panels generate income which is paid each quarter. The last 12 month income was approximately £1090 for the year.

GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling and all other areas are approximate and no responsibility is taken for any error or omission on this plan. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The various systems and appliances shown have not been tested and no guarantee as to their condition or efficacy can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	