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32 Godiva Crescent, Bourne, Lincolnshire PE10 9QU

OPEN TO OFFERS £230,000 - Freehold

### Property Summary

This two bed bungalow is situated in a popular residential location. It benefits from two bedrooms and a low maintenance garden to the front and rear. Some updating is necessary.

### Features

- Detached Bungalow
- Popular Residential Location
- Lounge Diner
- Kitchen
- Two Bedrooms
- Conservatory
- Low Maintenance Gardens
- No Onward Chain
- Some Updating Required



## Room Descriptions

### Ground Floor

#### Accommodation

uPVC front door to Entrance Hallway: Vinyl flooring, radiator, access to roof storage space, built in cupboard housing metre boxes, airing cupboard housing hot water tank and shelving, wall mounted thermostatic heating control.

#### Lounge/Diner

9' 11" x 16' 8" (3.02m x 5.08m) Bay window to front aspect, TV point, telephone point, radiator.

#### Kitchen

Wall mounted and floor standing cupboards with wooden effect worktops and splash back tiling, inset stainless steel sink and drainer, space for slim line free standing cooker, space and plumbing under worktop for automatic washing machine, space for fridge, vinyl flooring, radiator, sliding patio doors to Conservatory.

#### Conservatory

5' 10" x 17' 8" (1.78m x 5.38m) uPVC lower panels with uPVC glazed panels over, polycarbonate sloped roof, laminate flooring, radiator, wall light point, French Door opening to rear.

#### Bedroom 1

9' 11" x 12' 11" (3.02m x 3.94m) Radiator, window to rear.

#### Bedroom 2/Study

8' 3" x 8' 11" (2.51m x 2.72m) Wall mounted gas central heating boiler, radiator, window to front.

#### Bathroom

Panelled bath with TRITON electric shower over, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, vinyl flooring, radiator.

### Externally

#### Garden

The front garden benefits from twin opening wrought iron gates which open to a block paved low maintenance front garden with mature shrub and plant borders. A further set of gates open to the main driveway and lead to a single detached garage.

The rear garden offers a good degree of privacy. It is mostly paved again for low maintenance with attractive shrub and plant borders.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC