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7 Rangoon Way, Bourne, Lincolnshire PE10 9YJ

£489,995 - Freehold

### Property Summary

This 3 bedroom detached Parker built bungalow is being sold with no onward chain. It is in a popular residential location and offers spacious accommodation. Viewing is highly recommended at the earliest opportunity to appreciate everything the property has to offer.

### Features

- Detached Bungalow
- 3 Bedrooms
- Breakfast/Kitchen & Utility Room
- Dining Room
- Open fields at front
- Double Garage
- Good Decorative Order
- Well Presented Throughout
- No Onward Chain, Viewing Highly Recommended



## Room Descriptions

### Entrance Hall

Front door to Entrance Vestibule. Half frosted inner door to entrance hall.  
Built-in airing cupboard with hot water tank and shelf.

### Dining Room

10' 0" x 14' 0" (3.05m x 4.27m) into large semi-circular bay window facing west over looking the garden

### Lounge

14' 8" x 12' 9" (4.47m x 3.89m) Sliding patio door and window to rear garden patio, TV point, feature wall, mounted electric fire

### Breakfast Kitchen

13' 3" x 11' 0" (4.04m x 3.35m) minimum. Fitted floor cupboards and worktops to 2 walls including 1 1/4 bowl sink and drainer, wall cupboards over part, fitted dishwasher and fridge, fitted Bosch oven and gas hob, full height shelved spice cupboard at end, tiled splashbacks, tiled floor.

### Utility Room

9' 3" x 6' 4" (2.82m x 1.93m) Worktop with steel sink and drainer and cupboard under, space for washer and dryer and fridge/freezer, tiled splashback and tiled floor, wall mounted Vaillant gas heating boiler and control, half glazed door to outside.

### Bedroom 1

13' 0" x 11' 8" (3.96m x 3.56m) minimum plus entry area, fitted wardrobes and dressing table.

### En Suite Shower Room

8' 9" x 5' 8" (2.67m x 1.73m) Quadrant shower cubicle, washbasin and WC, ladder towel rail, fully tiled walls and floor.

### Bedroom 2

10' 9" x 10' 5" (3.28m x 3.17m) plus entry area

### Bedroom 3 or Study

11' 1" x 10' 5" (3.38m x 3.17m)

### Bathroom

7' 4" x 7' 2" (2.24m x 2.18m) Panelled bath, washbasin and WC, fully tiled walls and floor, ladder towel rail.

### Externally

Brick pavor driveway and parking at front with access to:

### Double Garage

16' 0" x 18' 0" (4.88m x 5.49m) Twin doors at front and personnel door to side.

### Enclosed Rear Garden

Pathway with gate each side give access. Fully enclosed west facing garden garden with mature shrubs, borders and lawn. Two garden sheds are included.

