



3 Fir Avenue, Bourne, Lincolnshire PE10 9RY

£280,000



SOUGHT-AFTER LOCATION Rosedale are delighted to present to the market this well-appointed detached bungalow, located in a very popular area of Bourne. This property is being sold with no onward chain. It is nicely set back from the road, with ample driveway parking leading to the integral garage. The bungalow comprises two bedrooms, a family shower room, a spacious entrance hall, an extended kitchen/diner, a conservatory, and a lounge. There are two gardens to either side of the bungalow, both enclosed by fencing. To fully appreciate this bungalow, viewings are highly recommended. EPC Energy Rating: D – Council Tax Band: C.

ENTRANCE HALL

Half glazed composite door to front, radiator, coving, airing cupboard and loft access.

LOUNGE

13' 11" x 13' 4" (4.24m x 4.06m) (approx.) UPVC window to front, fireplace, coving and radiator.

KITCHEN/DINER

25' 4" x 11' 3" (7.72m x 3.43m) narrowing to 8'11" (approx.) Extended and fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, gas hob, cupboard, plumbing and space for washing machine and dishwasher, wall mounted gas boiler, fridge freezer space, UPVC windows to rear and side, sliding door to garden and door to garage.

BEDROOM ONE

13' 0" x 11' 10" (3.96m x 3.61m) UPVC window to front, radiator and coving.

BEDROOM TWO

11' 7" x 8' 6" (3.53m x 2.59m) (approx.) UPVC window to side, radiator and coving.

BATHROOM/SHOWER ROOM

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

OUTSIDE

Gravel driveway to garage to the front.

The rear and side gardens are laid to lawn with paved patio, mature shrubs, gated side access and enclosed by fencing.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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		

