

'Making your move easier'



## 3 Fir Avenue, Bourne, Lincolnshire PE10 9RY

### £280,000

т: 01778 420011





\*\*\*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.

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#### **ENTRANCE HALL**

Half glazed composite door to front, radiator, Fitted with a three piece suite comprising WC, coving, airing cupboard and loft access. wash hand basin and shower cubicle, heated towel

#### 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.





Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither nave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and iccuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only. 12 North Street Bourne, PE10 9AB T: 01778 420011