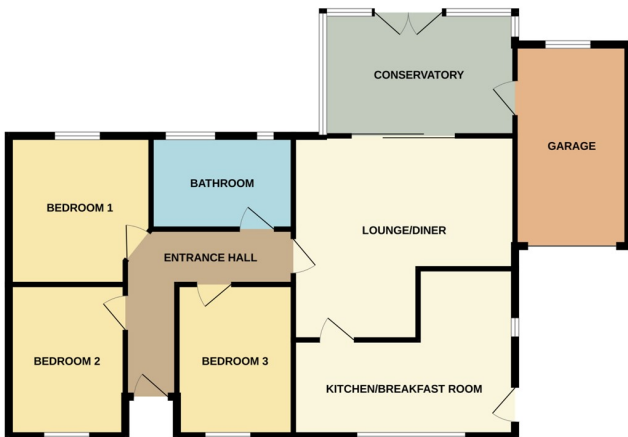




**13 Sharpes Close, Bourne, Lincolnshire PE10 9SE**

**£355,000**



\*\*\*IMMACULATELY PRESENTED DETACHED BUNGALOW\*\*\* Rosedale are delighted to offer this beautifully updated property located in a very popular cul-de-sac, approximately half a mile from Bourne town centre. This detached bungalow has been tastefully decorated throughout with a refitted modern style kitchen breakfast room, a spacious lounge and conservatory, three bedrooms and a four piece bathroom suite. The oversized garden has been extremely well kept to include patio area, manicured lawn and borders and is fully enclosed. There is also a front garden with a brick block driveway leading to a single garage. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating currently unavailable. Council Tax Band C.

**ENTRANCE HALL**

UPVC double glazed door to front aspect, wood flooring, radiator and loft access.

**LOUNGE/DINER**

14' 10" x 16' 2" max (4.52m x 4.93m) (approx.) Wood flooring, feature fireplace, two radiators and UPVC double glazed sliding doors to:

**CONSERVATORY**

14' 0" x 9' 0" (4.27m x 2.74m) (approx) Glass roof, brick base, radiator, UPVC double glazed french doors to garden and door to garage.

**KITCHEN/BREAKFAST ROOM**

16' 3" x 12' 0" (max) (4.95m x 3.66m) L shaped. Refitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, integrated washing machine, downlighting, UPVC double glazed window to side and front aspects, half glazed door to side and radiator.

**BEDROOM ONE**

0m x 0m (0' 0" x 0' 0") 11' 8" x 10' 11" (3.56m x 3.33m) (approx.) UPVC double glazed window to rear aspect, radiator and coving.

**BEDROOM TWO**

11' 11" x 8' 6" (3.63m x 2.59m) (approx.) UPVC double glazed window to front aspect, radiator and coving.

**BEDROOM THREE**

11' 0" x 8' 6" (3.35m x 2.59m) (approx.) UPVC double glazed window to front aspect, radiator and coving.

**BATHROOM**

Refitted with a four piece suite comprising WC, wash hand basin, bath and corner shower cubicle. Two UPVC double glazed windows to side aspect, 3/4 tiled walls, heated towel rail and fitted cupboard with boiler.

**SINGLE GARAGE**

Up over door, lights and power connected and window to rear aspect.

**OUTSIDE**

To the front there is a brick block paved driveway providing off road parking for a number of vehicles and a lawn area with flower and shrub borders.

The large rear garden is enclosed by fencing and is mainly laid to lawn with mature shrubs and a paved patio, flower beds, garden shed, lean-to bin store and gate access to side. There are steps down to the lawn area.

**AGENT 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.

