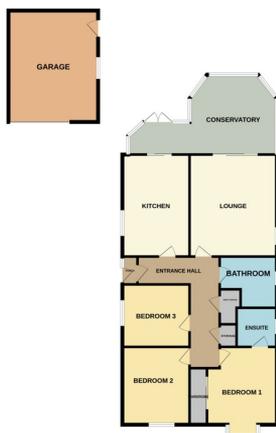




15 Arnhem Way, Bourne, Lincolnshire PE10 9UD

£350,000



SOUGHT-AFTER PARKER BUNGALOW Rosedale Property Agents are delighted to present to the market this very well presented detached bungalow, situated in a highly sought-after location within Bourne. The property benefits from a beautifully maintained rear garden and a driveway providing off-road parking for several vehicles, leading to an oversized detached garage. Internally, the bungalow has been maintained to an exceptionally high standard and features a refitted family bathroom and a refitted en-suite to the main bedroom, which also benefits from fitted wardrobes. An extensive conservatory, accessed from both the kitchen/breakfast room and the lounge, provides additional living space and a pleasant outlook over the garden. This attractive bungalow is presented in excellent condition throughout and is ready to move straight into. To fully appreciate the quality and location of this lovely home, early viewing is highly recommended. EPC Energy Rating: C | Council Tax Band: D

ENTRANCE PORCH

UPVC door to side.

ENTRANCE HALL

UPVC door to side, radiator, loft access and two cupboards.

KITCHEN/BREAKFAST

15' 5" x 10' 0" (4.70m x 3.05m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, integrated oven, hob, extractor fan, integrated dishwasher, plumbing and space for washing machine, fridge freezer space, radiator, UPVC window to side and UPVC sliding doors to conservatory.

CONSERVATORY

19' 8" x 12' 0" (5.99m x 3.66m) (approx.) P Shape, UPVC construction, pitched roof, tiled flooring and UPVC French doors to garden.

LOUNGE

15' 4" x 13' 0" (4.67m x 3.96m) (approx.) UPVC window to side, feature fireplace, radiator and UPVC Sliding doors to conservatory.

BEDROOM ONE

14' 1" x 13' 1" (4.29m x 3.99m) (into bay) (approx.) Fitted wardrobes, UPVC bay window to front and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, radiator and UPVC window to side.

BEDROOM TWO

11' 9" x 10' 1" (3.58m x 3.07m) (approx.) UPVC window to front, radiator and fitted wardrobes.

BEDROOM THREE

10' 1" x 9' 1" (3.07m x 2.77m) (approx.) UPVC window to side and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, fully tiled walls, extractor fan and UPVC window to side.

GARAGE

Oversized garage with electric roller door, door to side, light and power.

OUTSIDE

The rear garden is very well maintained and mainly laid to lawn, complemented by a paved patio area. It is attractively planted with mature shrubs, enclosed by fencing, and benefits from gated side access.

The frontage features a tarmac driveway providing off-road parking, with a gravelled area and mature shrubs, leading to the garage.

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.

