



2 Yew Tree Close, Bourne, Lincolnshire PE10 9SW

£315,000



DETACHED PARKER BUILT BUNGALOW Rosedale are delighted to offer to the market this very popular style of bungalow, located in a cul-de-sac. The bungalow is within easy access of Bourne town centre and local amenities. The property sits back from the road with an extensive driveway to the side leading to a double garage. The bungalow has three bedrooms, lounge, kitchen/breakfast, bathroom and cloakroom. Outside there is front and rear gardens that have been extremely well maintained with established shrubs and bushes. Viewings are highly recommended to appreciate this property. EPC Energy Rating C/Council Tax Band C.

ENTRANCE PORCH

Half glazed door to front.

ENTRANCE HALL

UPVC door to front, coving, cupboard, loft access and UPVC window to front.

KITCHEN

15' 7" x 8' 8" (4.75m x 2.64m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, cooker space, fridge freezer space, plumbing and space for washing machine, wall mounted gas boiler, coving, part tiled walls, extractor fan, radiator, UPVC windows to side and front and half glazed door to side.

LOUNGE

15' 7" x 14' 5" (4.75m x 4.39m) (approx.) UPVC window to side, UPVC French doors to garden, two radiators and living flame coal effect gas fire.

BEDROOM ONE

12' 1" x 11' 1" (3.68m x 3.38m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO

12' 1" x 8' 9" (3.68m x 2.67m) (approx.) UPVC window to front and radiator.

BEDROOM THREE

11' 1" x 9' 8" (3.38m x 2.95m) (approx.) UPVC window to rear and radiator.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, radiator and UPVC window to side.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, radiator and UPVC window to front.

DOUBLE GARAGE

Double garage with door to side, window to rear, light and power.

OUTSIDE

The rear garden is laid to lawn with paved patio area, mature shrubs and enclosed by fencing.

There is a gravel driveway to the front with off road parking, mature shrubs and hedging.

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.

The owner will be happy to leave the cooker, washing machine, fridge and freezer in with the price if wanted.

