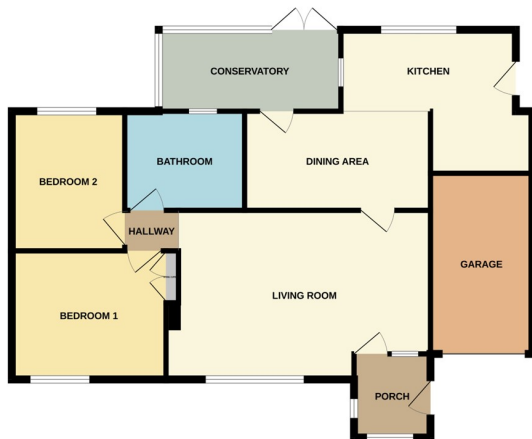




**74 Kingsway, Bourne, Lincolnshire PE10 9DJ**

**£180,000**



\*\*\*A LITTLE PROPERTY WITH GREAT POTENTIAL\*\*\* Rosedale are delighted to offer to the market this deceptively spacious bungalow within a very popular area. The property is within walking distance to local schools and Bourne town centre. This bungalow has been extended to the rear to incorporate a dining area and conservatory. There is also a wet room, kitchen/breakfast, entrance lobby and lounge. The bungalow like so many others will need some attention inside and out. The rear garden is larger than most and has enough space to maximise the potential of this bungalow. To fully appreciate this property viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band B.

## ENTRANCE PORCH

UPVC door to front, UPVC window to front, radiator and tiled flooring.

## LOUNGE

22' 9" x 12' 6" (6.93m x 3.81m) (approx.) UPVC window to front, laminated flooring, gas fire and two radiators.

## DINING AREA

13' 10" x 7' 3" (4.22m x 2.21m) (approx.) Half glazed door to garden, radiator, laminate flooring and arch to:

## KITCHEN

14' 1" x 11' 11" (4.29m x 3.63m) (approx.) (max.) Fitted with a range of base and eye level units, stainless steel sink unit, plumbing and space for washing machine, cooker space, breakfast bar, fridge freezer space, UPVC windows to rear and side and half glazed door to side.

## CONSERVATORY

Lean to style, breakfast bar, UPVC windows to rear and side and French doors to garden.

## BEDROOM ONE

11' 5" x 9' 5" (3.48m x 2.87m) (approx.) UPVC window to front, fitted wardrobes, laminate flooring, radiator and airing cupboard.

## BEDROOM TWO

10' 3" x 8' 3" (3.12m x 2.51m) (approx.) UPVC window to rear, radiator, laminate flooring and fitted wardrobes.

## WETROOM

8' 5" x 7' 2" (2.57m x 2.18m) (approx.) Fitted with a three piece suite comprising WC, wash hand basin and walk-in electric shower, fitted units, heated towel rail, extractor fan and UPVC window to rear.

## GARAGE

## OUTSIDE

To the front there is a concrete driveway with off road parking leading to the garage.

The rear garden is overgrown with mature shrubs, gated side access, sheds 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.

