



39 Drummond Road, Bourne, Lincolnshire PE10 9JF

£295,000



*****SOUGHT AFTER LOCATION***** Rosedale are delighted to offer this popular style linked detached bungalow to the market, within easy access to Bourne town centre and bus stop. The property has flexible accommodation with a converted garage and extension to the rear plus conservatory off the kitchen breakfast. The bungalow has three bedrooms, lounge, dining room, and family bathroom. The property sits on an established plot with plenty of driveway parking to the front and free standing garage accessed from Austerby. To fully appreciate this property viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band C.

ENTRANCE HALL/PORCH

Half glazed door to front and side, tiled flooring, exposed arch walling.

INNER HALL

Glazed door to front, karndean flooring, radiator and loft access.

LOUNGE

11' 11" x 11' 10" (3.63m x 3.61m) (approx.) UPVC window to front, radiator, coal effect gas fireplace and coving.

KITCHEN/BREAKFAST

12' 2" x 11' 10" (3.71m x 3.61m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, cooker space, extractor fan, part tiled walls, plumbing and space for dishwasher and washing machine, fridge freezer space, tiled flooring, radiator, glazed door to conservatory.

CONSERVATORY

12' 11" x 6' 7" (3.94m x 2.01m) (approx.) Lean to style, tiled flooring and two glazed doors to garden.

BEDROOM ONE

11' 11" x 11' 9" (3.63m x 3.58m) (approx.) UPVC window to rear, radiator and wardrobes.

DINING ROOM

12' 2" x 8' 9" (3.71m x 2.67m) (approx.) UPVC window to front, radiator and door to bedroom two.

BEDROOM TWO

17' 4" x 7' 3" (5.28m x 2.21m) (approx.) UPVC window to front and two radiators.

BEDROOM THREE

14' 5" x 7' 2" (4.39m x 2.18m) (approx.) UPVC window to rear, radiator and coving.

BATHROOM

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

GARAGE

Light and power, window to side and half glazed door to rear.

OUTSIDE

Large corner plot.

The rear garden is laid to lawn with paved patio area, gravel pathways, veg plot, mature shrubs, enclosed by fencing and gated side access.

The front of the property has a large block brick paved driveway with plenty of off road parking, lawn, tree and mature shrubs.

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.

