



**34 Lavender Way, Bourne, Lincolnshire PE10 9TT**

**£330,000**



**\*\*\*DETACHED SPACIOUS BUNGALOW\*\*\*** Rosedale are delighted to bring to the market this well presented property within the popular location of Lavender Way, North of Bourne. The property has three good size bedrooms main with ensuite, kitchen/breakfast, utility and cloakroom. To the rear there is a dual aspect lounge, leading to the 21' conservatory. The rear garden benefits from not being overlooked in full bloom. There is also a lovely well maintained front garden with mature trees/shrubs and a driveway with ample parking for a number of vehicles leading to the garage. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band D.



## ENTRANCE HALL

Half glazed composite door to front, radiator and walk in airing cupboard.

## KITCHEN/BREAKFAST

11' 8" x 10' 4" (3.56m x 3.15m) (approx.) Fitted with a range of base and eye level units, enamel sink, part tiled walls, integrated oven, small combination oven, grill and microwave, hob, extractor fan, integrated fridge freezer, plumbing behind the unit for dishwasher, tiled flooring, artex, coving, radiator, UPVC window to front and door to:

## UTILITY

7' 9" x 5' 5" (2.36m x 1.65m) (approx.) Fitted with a range of base units, stainless steel sink unit with mixer tap, part tiled walls, plumbing and space for washing machine, wall mounted gas boiler, tiled flooring, radiator, UPVC window to side and half glazed door to front.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls, tiled flooring, radiator and UPVC window to side.

## LOUNGE

16' 4" x 15' 0" (4.98m x 4.57m) (approx.) UPVC window to side, two radiators, gas point suitable for a balanced flue gas fire and sliding doors to:

## CONSERVATORY

21' 3" x 8' 1" (6.48m x 2.46m) (approx.) Brick base, radiator, exposed brick and French doors to garden.

## BEDROOM ONE

11' 9" x 11' 7" (3.58m x 3.53m) (approx.) UPVC window to front and radiator.

## ENSUITE/WET ROOM

Fitted with a three piece suite comprising WC, hand wash basin and vanity unit and mains shower in cubicle, heated towel rail, fully tiled and UPVC window to side.

## BEDROOM TWO

11' 5" x 11' 1" (3.48m x 3.38m) (approx.) UPVC window to rear and radiator.

## BEDROOM THREE

11' 4" x 9' 0" (3.45m x 2.74m) (approx.) UPVC window to rear and radiator.

## BATHROOM

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

## OUTSIDE

The rear garden is laid to lawn with mature shrubs, green house, enclosed by fencing and gated side access.

To the front there is a block brick driveway with off road parking leading to the single garage.

## SINGLE GARAGE

Light and power.

## 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.

