



Westway West Road, , BOURNE, Lincolnshire PE10 9PS

£650,000



DETACHED BUNGALOW WITHIN 0.6 OF AN ACRE Rosedale are delighted to offer this amazing opportunity to buy a real gem of a property set within manicured lawns and mature shrubs and a beautiful willow tree, in the heart of Bourne. This bungalow is within easy access to Bourne town centre and is discreetly located down a private drive. There is a welcoming entrance hall, refitted kitchen/breakfast with top of the range NEFF appliances, three double bedrooms, shower room and bathroom, utility room, cloakroom, lounge, and dining room. Outside there is amazing lawns, vegetable patch and fruit trees, Petanque french boules court, summer house, raised patio and gated access, mature trees and shrubs. The parking is to the front for up to 8 cars leading to a triple detached garage. The property is uniquely located and offers a wide range of living options. To fully appreciate this property viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band F.

ENTRANCE HALL

UPVC glass door to front, radiator, cupboard.

INNER HALL

Cupboard, loft access and radiator.

LOUNGE

16' 2" x 13' 7" (4.93m x 4.14m) (approx.) UPVC windows to front, side and rear, two radiators, exposed stone feature wall and wall mounted live in flame fireplace.

DINING ROOM

16' 2" x 11' 5" (4.93m x 3.48m) (approx.) Arch from hall, radiator and UPVC French doors to garden.

KITCHEN

16' 2" x 11' 5" (4.93m x 3.48m) (approx.) Refitted with a range of base and eye level units, enamel sink with mixer tap, quartz worktop, upstands, breakfast bar, integrated oven, hob, extractor fan, downlighting, integrated NEFF microwave, integrated fridge freezer, integrated NEFF dishwasher, radiator and UPVC window to rear.

REAR LOBBY

Radiator and half glazed door to rear.

CLOAKROOM

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

UTILITY

16' 1" x 9' 5" (4.90m x 2.87m) (approx.) Fitted with a range of base units, plumbing and space for washing machine and tumble dryer, wall mounted gas boiler, radiator, stainless steel sink unit, mixer tap, part tiled walls and dual aspect UPVC windows to rear and side.

BEDROOM ONE

13' 4" x 12' 0" (4.06m x 3.66m) (approx.) UPVC window to front, radiator and fitted wardrobes.

BEDROOM TWO

12' 11" x 10' 5" (3.94m x 3.17m) (approx.) UPVC window to rear, radiator and cupboard.

BEDROOM THREE

11' 10" x 9' 11" (3.61m x 3.02m) (approx.) UPVC window to front and radiator.

SHOWER ROOM

8' 6" x 7' 5" (2.59m x 2.26m) (approx.) Fitted with a two piece suite comprising wash hand basin and shower cubicle, tiled flooring, 3/4 tiled walls, airing cupboard, heated towel rail and UPVC window to rear.

BATHROOM

9' 4" x 8' 6" (2.84m x 2.59m) (approx.) Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, heated towel rail, tiled flooring, downlighting and UPVC window to rear.

OUTSIDE

The front of this property offers an attractive and unexpected entrance to a hidden gem within Bourne itself. A large front garden, filled with mature shrubs, trees and bushes sits alongside off road parking for multiple cars on the extensive brick block and paved driveway leading to the triple garage.

Situated on an impressive plot of approximately 0.6 acres, it is hard to believe that this exceptional property is nestled within walking distance of Bourne's town centre and many amenities. The large gardens accommodate a stunning raised patio area and pergola looking out to the beautiful predominantly manicured lawn to the rear. To the side, is a useful and generous vegetable garden with multiple fruit trees, several mature trees and shrubs, a functional greenhouse and pretty summerhouse. This extraordinary property is fully enclosed with brick walls and fencing offering complete privacy with two sets of gated access.

TRIPLE 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.

