



21 Godiva Crescent, Bourne, Lincolnshire PE10 9QU

£225,000



SOUGHT AFTER LOCATION Rosedale are delighted to offer this bungalow to the market. The property is situated at the end of a cul-de-sac with a non overlooked rear garden and no onward chain. The bungalow has two bedrooms, bathroom, lounge, kitchen/breakfast and utility room. Outside there is a good size frontage with a driveway leading to the garage. There is also a side gate leading to the rear garden, with a workshop to the rear of the garage. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band C.

ENTRANCE PORCH

UPVC door to front.

ENTRANCE HALL

UPVC door to front, loft access and coving.

LOUNGE

14' 3" x 11' 4" (4.34m x 3.45m) (approx.) UPVC window to front, radiator and coving.

KITCHEN/BREAKFAST

12' 7" x 11' 3" (3.84m x 3.43m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, cupboard, radiator, UPVC window to rear and door to utility.

UTILITY

10' 8" x 7' 5" (3.25m x 2.26m) (9' 6" max) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, plumbing and space for washing machine, fridge freezer space, radiator, UPVC windows to front and rear and doors to front and rear.

BEDROOM ONE

12' 6" x 11' 3" (3.81m x 3.43m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO

11' 2" x 9' 9" (3.40m x 2.97m) (approx.) UPVC window to front, radiator and coving.

BATHROOM

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

OUTSIDE

Front- Laid to lawn, mature shrubs, trees, concrete driveway, off road parking and a single garage.

Rear garden- Laid to lawn, mature shrubs, paved patio, hedging and gated side access.

SINGLE GARAGE

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.

