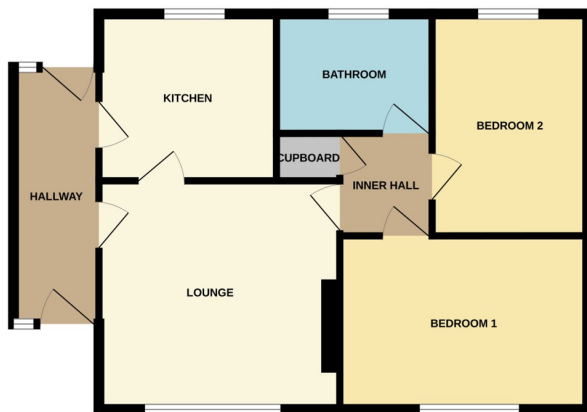




53 Kingsway, Bourne, Lincolnshire PE10 9DP

£200,000



*** SEMI-DETACHED BUNGALOW *** This property is located in a very popular location on the North side of Bourne, close to local schools and amenities. The bungalow would benefit from updating and has a lovely big garden, ideal for extending (STP). There are two double bedrooms, lounge, bathroom and driveway parking to the front. As the property is being sold with no onward chain timescale could be reduced considerably. The sellers have advised that the roof on the property was replaced in August 2014 and the vendor had a new boiler installed in December 2021. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C / Council Tax Band B.

ENTRANCE HALL

UPVC double glazed door to front aspect, UPVC double glazed window to front aspect, tiled flooring, coving to ceiling and archway to:

SIDE LOBBY

UPVC double glazed window to rear aspect and UPVC double glazed door to garden.

LOUNGE

13' 2" x 12' 5" (4.01m x 3.78m) (approx.) UPVC double glazed window to front aspect and double radiator.

KITCHEN

9' 8" x 9' 1" (2.95m x 2.77m) (approx.) Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor fan over, plumbing for a washing machine, part tiled walls, tiled flooring, radiator, UPVC double glazed window to rear aspect and door to:

INNER LOBBY

Airing cupboard and loft access.

BEDROOM 1

11' 5" x 9' 6" (3.48m x 2.90m) (approx.) UPVC double glazed window to front aspect and radiator.

BEDROOM 2

12' 1" x 8' 6" (3.68m x 2.59m) (approx.) UPVC double glazed window to rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Tiled walls, tiled flooring, heated towel rail and UPVC double glazed window to rear aspect.

OUTSIDE

The front of the property has a driveway to provide off road parking, mature plants and shrubs. The good sized enclosed rear garden is mainly laid to lawn with a paved patio area, mature plants and shrubs, shed and side gated access.

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.

