BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



# Cuckoo Bush Bungalow, Christophers Lane, Bourne, Lincolnshire, PE10 9AZ

## Entrance Hallway

- Family Bathroom
- Ideal Town Centre Location
- Individual Detached Bungalow
- Kitchen/Diner, Utility Room

## £350,000 Freehold

This bungalow offers spacious accommodation and is located on a good size plot with a low maintenance garden at the rear. It is being sold with no onward chain.

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uPVC wooden effect front door to Entrance Hallway: 18'11" x 5'11" Radiator, two wall light points, telephone point, digital wall mounted thermostatic heating control, built in storage cupboard.

## Lounge

15' 0" x 17' 8" (4.57m x 5.38m) Two radiators, bay window to front, living flame coal effect gas fire with stone surround and paved hearth, TV point.













## Kitchen/Diner

10' 4" x 17' 8" (3.15m x 5.38m) Fitted wall mounted and floor standing light wood fronted cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer tap, eye level double electric oven, four ring ceramic hob with extractor fan over, integrated microwave oven, integrated dishwasher, integrated fridge and freezer, spot lights over sink, dado rail, ceramic floor tiles, radiator.

## **Inner Hallway**

Ceramic floor tiles, radiator, part glazed uPVC wooden effect door to garden, pedestrian door to garage.

#### **Utility Room**

4' 10" x 6' 10" (1.47m x 2.08m) Wall mounted and floor standing wooden fronted cupboards, fitted worktops, inset stainless steel sink and drainer with mixer tap, complimentary splash back tiling, ceramic floor tiles.

#### Cloakroom

Low level WC, splash back tiling, ceramic floor tiles.

## **Bathroom**

Panelled bath, low level WC with concealed flush, separate shower cubicle with glass door, fully tiled walls, ceramic floor tiles, white heated ladder towel rail, storage cupboard housing WORCESTER gas central heating boiler.

#### Bedroom 1

12' 1" x 12' 0" (3.68m x 3.66m) Fitted wardrobes with bed space between and overbed cupboards, TV point, radiator, window to side.

## **Bedroom 2**

12'  $0'' \times 12' \ 0'' \ (3.66m \times 3.66m)$  Built in wardrobes to one wall, radiator, window to front.

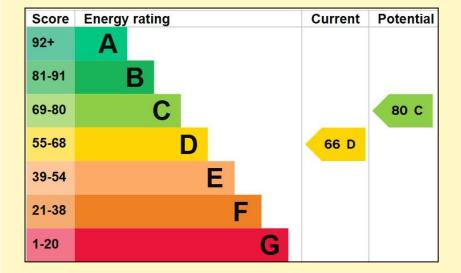
#### **Bedroom 3**

10' 5" x 12' 0" (3.17m x 3.66m) Radiator, window to side.

## Garden

The front of this bungalow benefits from a low level neat hedge. There is a large block paved driveway with ample parking for several cars, a neat shaped lawn and an attractive flower and shrub bed. A timber garden gate gains access to the fully endosed low maintenance private rear garden. The rear garden is mostly laid to paving with attractive flower and shrub beds. The garden continues to the side where there is further paved and gravelled areas and a timber garden shed.





#### **TENURE** Freehold

SERVICES Electric, Gas, Water

#### **COUNCIL TAX BAND**

#### **LOCAL AUTHORITIES**

South Kesteven District Council 01476 406080 Anglian Water Services Ltd. 0800 919155 Lincolnshire County Council 01522 552222

#### **PARTICULARS CONTENT**

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## Ref: S-3325103

Viewings are to be a rranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

#### **ADDRESS**

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