



Westwood Drive , Bourne



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£374,000 - Freehold

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Key Features

- Detached Three Bedroom Bungalow
- Driveway for Multiple Cars
- Converted Single Garage
- Family Bathroom & Separate Wetroom
- Modern Kitchen/Dining Room
- Owned Solar Panels
- EPC rating - B





This deceptive Three bedroom detached bungalow offers an abundance of space benefitting from Three good sized bedrooms, a family bathroom, a living room, a kitchen/dining room & converted garage. The home also offers a generous east-facing garden.

As you enter the property through the porch you are initially greeted with the living room which benefits from a feature electric fireplace & large windows to give in light. The door opposite takes you into bedroom One which also benefits from a large window to the front & built-in wardrobes. Bedrooms two & three are also of a good size. At the rear of the home, the modern fitted four-piece family bathroom suit can be found with a frosted window to the rear. The kitchen/dining room is a great entertaining space having been made one room with access into the garden & the sunroom. The kitchen benefits from a bespoke wood kitchen & marble & Solid pine worktops & Belfast sink. The garage has been converted to create a dog grooming area which would make a great home office or utility room with the piping & electrics & window. It can also be easily converted back to a useful single garage. To the rear of the home off the kitchen a useful sunroom can be used which is a great place to sit or to have as a utility room with plumbing already in there,

it also has a WC & wetroom which is handy by the rear door.

Outside the property, a driveway for multiple cars can be found with access to the proportioned private east-facing rear garden which has a pond, and patio for seating a lawn. The property has newly fitted solar panels which are owned by the current owners & the new owners will reap the benefits of these.

Hallway

5.8m x 0.9m (19ft x 3ft)

Living Room

4.6m x 3.4m (15ft x 11ft)

Bedroom One

3.7m x 3.4m (12ft x 11ft)

Bedroom Two

3.7m x 3.4m (12ft x 11ft)

Bedroom Three

2.1m x 2.4m (7ft x 8ft)

Bathroom

1.5m x 2.4m (5ft x 8ft)

Kitchen/Dining Room

6.4m x 3.7m (21ft x 12ft)

Converted Garage

4.3m x 2.7m (14ft x 9ft)

Sunroom

3.4m x 1.8m (11ft x 6ft)

Wetroom

1.8m x 0.9m (6ft x 3ft)

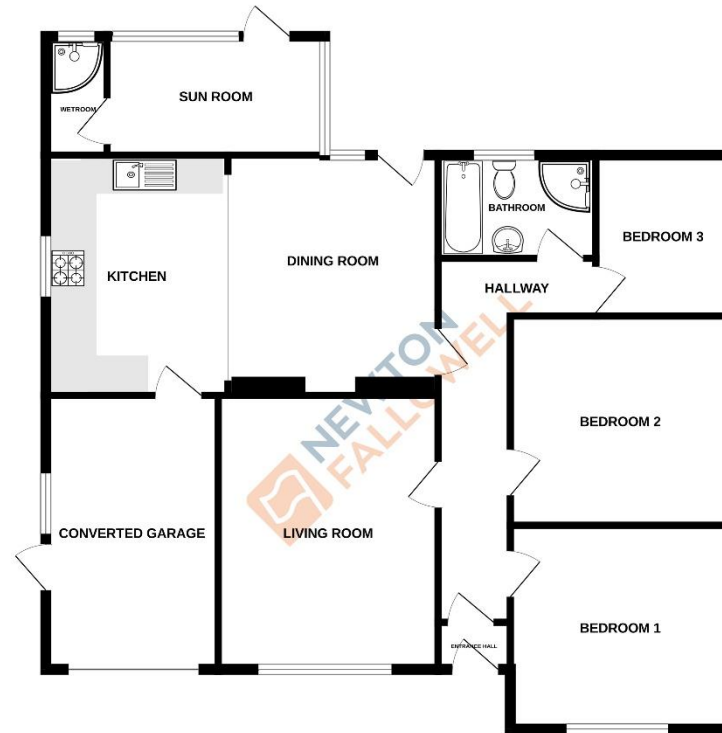
EPC rating - TBC

Council Tax Band - D





GROUND FLOOR
1172 sq.ft. (108.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1172 sq ft (108.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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