



22 Dorchester Avenue, Bourne, PE10 9HX

 **NEWTON FALLOWELL**

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Key Features

- Detached Bungalow
- Two Double Bedrooms
- En-Suite To Bedroom One
- Two Reception Rooms
- Utility Room
- Large Plot
- Driveway + Double Garage
- NO CHAIN
- EPC Rating D

£325,000





Positioned on the popular Dorchester Avenue and being sold with NO CHAIN stands this spacious two-bedroom detached bungalow that offers an en-suite to the main bedroom, a large plot with a double garage, and easy access to the town centre. The accommodation briefly comprises an entrance porch, entrance hall, living room, dining room, kitchen, separate utility room, sunroom, two double bedrooms with an en-suite to bedroom one, and a family bathroom. CALL TO VIEW!

Entering via the front porch leads into the entrance hall where doors grant access to the living room, dining room, both bedrooms, and the family bathroom. The living room is located at the front of the property and offers a nice view to the front aspect. Positioned behind the living room is the kitchen that boasts worktops with a square edge, tiling to the rear of the worktops, inset sink and drainer + mixer tap, integrated gas hob, inset electric oven, space and plumbing for a dishwasher, window to the rear aspect and a door to the utility room. Offering an inset sink and drainer, space, and plumbing for a washing machine, space for a fridge freezer and a window and door the rear garden the utility room makes a useful addition to this property. Accessed from the entrance hall the dining room features a door through to the kitchen and a sliding door to the sunroom. Offering a stunning view of the rear garden the sunroom also boasts double doors to the rear aspect. Located to the front of the property you will find bedroom one that features a window to the front aspect and a door to the convenient en-suite shower room that offers a shower cubicle, wash hand basin and a close coupled W.C. Bedroom two sits to the rear of the property and boasts a view to the rear garden. Completing the internal accommodation is the family bathroom that offers a panel bath, pedestal wash hand basin, and a close coupled W.C.



Externally the property sits on a large plot and offers a driveway to the front that leads to the detached double garage. The rear is mainly laid to lawn with borders of plants & shrubs and also features a separate section that features a greenhouse & a west facing summer house that would lend itself to a multitude of uses.



Entrance Porch 1.11m x 0.65m (3'7" x 2'1")

Entrance Hall 3.03m x 2.96m (9'11" x 9'8")

Living Room 4.13m x 3.6m (13'6" x 11'10")

Dining Room 2.81m x 2.7m (9'2" x 8'11")



Kitchen 2.6m x 2.7m (8'6" x 8'11")

Utility Room 2.44m x 2.7m (8'0" x 8'11")

Sun Room 3.34m x 2.43m (11'0" x 8'0")



Bedroom One 3.48m x 3.59m (11'5" x 11'10")

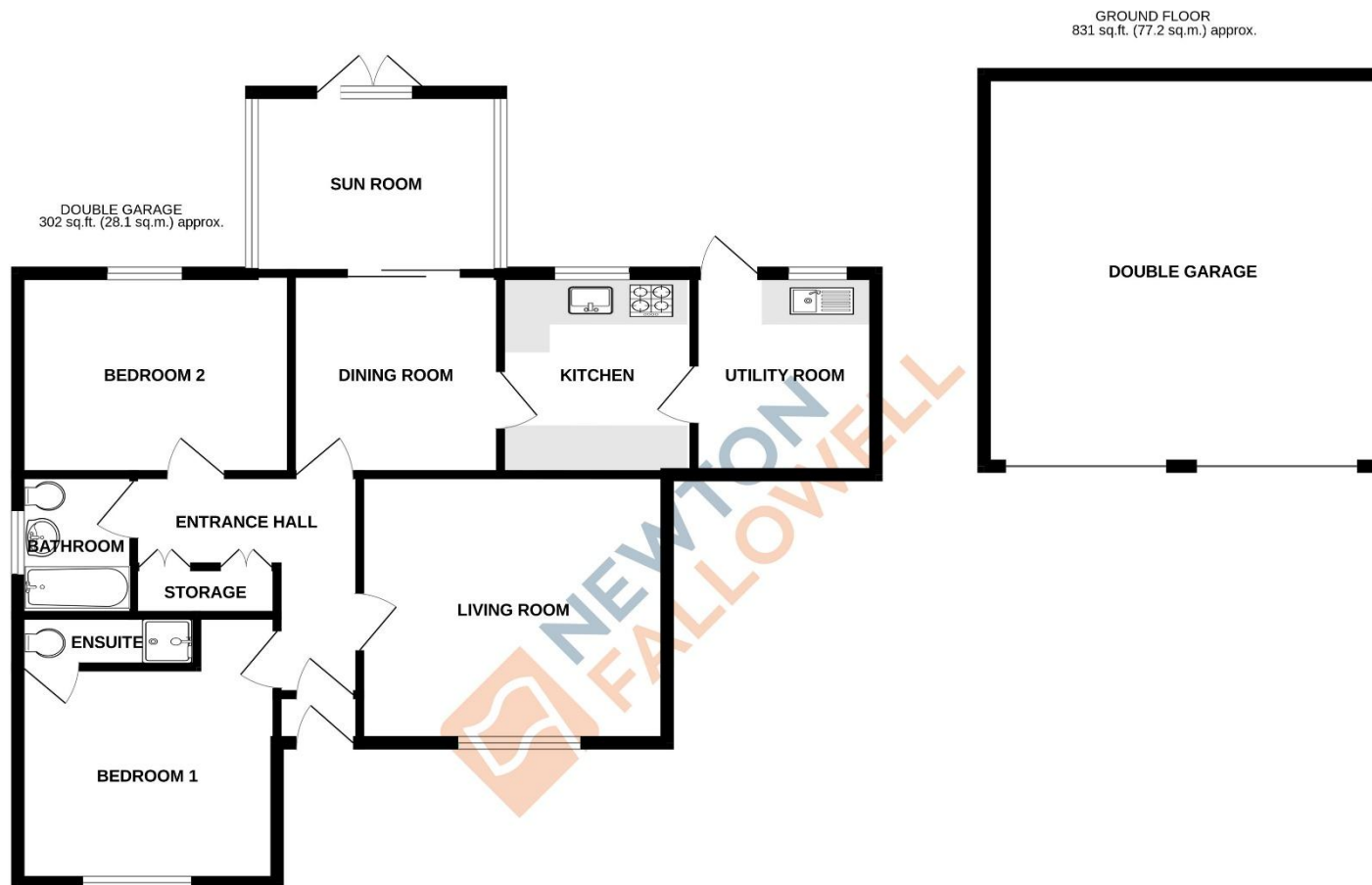
Bedroom Two 3.67m x 2.7m (12'0" x 8'11")

En-Suite 2.4m x 0.69m (7'11" x 2'4")

Bathroom 1.56m x 1.89m (5'1" x 6'2")







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TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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 by 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.