

44 Willoughby Road Bourne PE10 9JP

£300,000

- * Newly Decorated Throughout
- * Brand New Boiler
- * Both during December 2023



Newly Redecorated Bungalow

Ensuite To Master

Fitted Kitchen

New Boiler (2023) & Underfloor Heating

17' Lounge

Spacious Bathroom

3 Double Bedrooms

Separate Dining Room

Easily Maintained Garden





**44 Willoughby Road
Bourne
PE10 9JP**

GENERAL DESCRIPTION: This individual bungalow has been redecorated throughout during December 2023, and as part of the upgrade to the bungalow, a brand new boiler is also being fitted during December 2023.

Consequently, the bungalow presents very well, and is an excellent purchase with no chain. There is a lounge and separate dining room, and 3 double bedrooms, with the master bedroom featuring an ensuite shower room. The kitchen is well fitted and includes appliances, and there is a large bathroom.

Outside, a pleasant courtyard garden, and the bungalow is conveniently located for Bourne's town centre.





ENTRANCE PORCH With uPVC double glazed entrance door to:

ENTRANCE HALL With uPVC double glazed door to the rear garden with adjacent sidescreen, and with archway leading to the inner hallway.

KITCHEN 12' 0" x 7' 11" (3.66m x 2.41m) With 1½ bowl polycarbonate sink unit with single drainer, range of base units having cupboards & drawers & with matching eye level cupboards above, built in gas hob with extractor over and with tall unit housing electric double oven, Ceramic tiled floor, uPVC double glazed window to the rear, space for a fridge / freezer.

LOUNGE 17' 0" x 11' 11" (5.17m x 3.64m) With uPVC double glazed window to the front, TV point, central heating thermostat, coal effect living flame gas fire set in feature fireplace.

DINING ROOM 11' 11" x 8' 5" (3.63m x 2.57m) With uPVC double glazed window to the front.

INNER HALLWAY With uPVC double glazed window to the side, built in coat cupboard, central heating thermostat, airing cupboard housing pressurised hot water cylinder.

BEDROOM 1 12' 3" x 10' 5" (3.74m x 3.18m) min With uPVC double glazed window to the side, built in wardrobe.

ENSUITE SHOWER ROOM Comprising low level WC, pedestal wash hand basin, large shower cubicle, heated towel rail, fully tiled walls, ceramic tiled floor, uPVC double glazed window to the side.

BEDROOM 2 13' 0" x 9' 0" (3.96m x 2.75m) max With uPVC double glazed window to the side, fitted wardrobes the length of 1 wall with hanging rails & shelving, access to loft space.

BEDROOM 3 13' 0" x 9' 0" (3.96m x 2.74m) With uPVC double glazed window to the side.

BATHROOM With low level WC, pedestal wash hand basin, panelled bath, ceramic tiled floor, radiator, extractor fan, uPVC double glazed window to the side, ½ tiled walls.

OUTSIDE The front of the property is set behind white picket fencing, and is laid to block paving providing off road car parking for a number of vehicles and access to the garage. There is a good space to the side of the bungalow with gated access into the:

GARAGE 16' 10" x 9' 2" (5.12m x 2.79m) With electric roller door, uPVC double glazed door and window to the rear, plumbing for a washing machine, brand new (December 2023) gas fired central heating boiler.

REAR GARDEN This is a pleasant feature of the property being mainly laid to patio and stone chippings with numerous shrubs and plants. The garden is west facing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band D