

20 Westbourne Park

Bourne PE10 9QS

**£300,000**



QUENTIN  
MARKS

*Extended Bungalow*

*Large Lounge*

*Single Garage*

*3 Bedrooms*

*Refitted Shower Roomn*

*Lovely Rear Garden*

*20' Breakfast Kitchen*

*Cloakroom / WC*

*No Chain*



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**GENERAL DESCRIPTION:** This is an extended detached bungalow offered for sale with NO CHAIN. It has 3 bedrooms, a refitted shower room, and the extended kitchen of 20+ feet has room for a breakfast table.

The master bedroom is a lovely feature being large, and the lounge too, which backs onto the garden is of a good size. The extension provides for an additional cloakroom / WC, and another lovely feature is the pretty rear garden.

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The bungalow has a garage, and is situate on the popular west side of Bourne.





**ENTRANCE HALL** With radiator, uPVC double glazed window to the rear, airing cupboard housing lagged hot water cylinder.

**REFITTED SHOWER ROOM** Comprising low level WC, vanity wash hand basin with cupboards under, large walk in shower area with Aqualisa shower & glazed screen, radiator, shaver point, uPVC double glazed window to the side, ½ tiled walls.

**BREAKFAST KITCHEN** 20' 8" x 10' 7" (6.3m x 3.22m) max With single drainer stainless steel sink unit, range of base units incorporating cupboards & drawers, with worksurfaces and eye levels above, plumbing for a washing machine and dishwasher, space for a cooker, uPVC double glazed windows to 2 aspects, walk in uPVC double glazed bay window to the rear, uPVC double glazed door to the garden.

**CLOAKROOM** With low level WC, wash hand basin, gas central heating boiler.

**LOUNGE** 20' 1" x 10' 11" (6.11m x 3.33m) Max With sliding double glazed patio doors to the rear garden, TV point, radiator, coal effect living flame gas fire, wall light points.

**BEDROOM 1** 15' 9" x 11' 2" (4.8m x 3.4m) This is a lovely large master bedroom with radiator and uPVC double glazed window to the front.

**BEDROOM 2** 11' 2" x 8' 6" (3.4m x 2.6m) With radiator, uPVC double glazed window to the front.

**BEDROOM 3** 9' 6" x 7' 10" (2.9m x 2.4m) With radiator, uPVC double glazed window to the side.

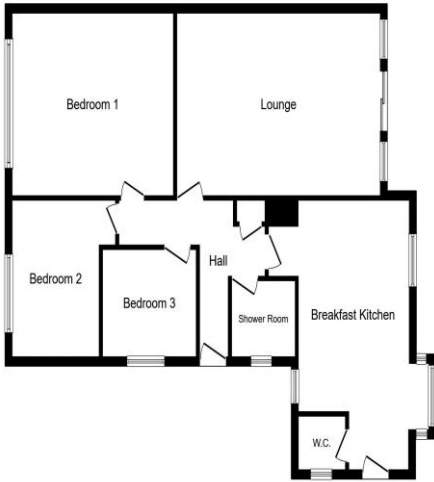
**FRONT GARDEN** This is set behind a dwarf brick wall and is mainly laid to gravel with inset bushes & shrubs. A pathway serves the front door. To the rear of the property a driveway provides off road car parking and access to:

**SINGLE GARAGE** With up and over door, light & power, personal door and window to the side.

**REAR GARDEN** This is a lovely feature of the bungalow being enclosed and mainly laid to lawn with feature raised beds.

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Floor Plan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	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 C