



Beech Avenue, Bourne  
guide price £375,000 - £385,000 **Freehold**

QUENTIN  
MARKS





# Key Features



- Enviaible Central Position
- 3 Double Bedrooms
- Lounge
- Separate Dining Room
- Kitchen/Breakfast Room

**\*\*Guide Price £375,000 - £385,000\*\*** The bungalow has three double bedrooms and a lounge with separate dining room. Off the kitchen there is also a breakfast room.

There is UPVC diouble glazing and gas fired central heating, and the benefits of a double garage. Whilst the bungalow from upgrading it is offered for sale with NO CHAIN.

## ENTRANCE HALL

UPVC double glazed entrance door, radiator, telephone point.

## CLOAKROOM

Low level WC, pedestal wash hand basin, half tiled walls, radiator, UPVC double glazed window to front.



### LOUNGE

4.80m x 3.70m Gas fire set in feature fireplace, tv point, two radiators, wall lights, UPVC double glazed window to side, pair of UPVC double glazed french doors with side screens to rear garden.

### DINING ROOM

3.40m x 3.00m Radiator, UPVC double glazed window to front.

### KITCHEN

2.90m x 2.90m One and a half bowl polycarbonate sink unit, range of base units incorporating cupboards and draws with worktops above, inset glass hob with double oven below and extractor above. Integrated washing machine and fridge, wall cupboards above, UPVC double glazed window to side, archway to:

### BREAKFAST ROOM

2.50m x 2.10m Radiator, UPVC double glazed window to front, UPVC double glazed door to side.

### INNERHALL

Access to loft space, airing cupboard housing lagged hot water cylinder.

### BEDROOM1

3.70m x 3.60m Radiator, UPVC double glazed window to rear.







**BEDROOM 2**  
3.70m x 2.90m Radiator, UPVC double glazed window to rear.

**BEDROOM 3**  
3.00m x 2.40m Radiator, UPVC double glazed window to front, boiler cupboard housing Glow Worm gas fired central heating boiler, and with slatted linnen shelving.

**BATHROOM**  
Concealed flush WC, vanity wash hand basin, bath with mira electric shower over, fully tiled walls, radiator, UPVC double glazed window to front.

**OUTSIDE:**

**FRONT GARDEN**  
The property occupies a beautiful plot with extensive front garden set behind hedging. The garden is mainly laid to lawn, with a stream running through and paved front area. A large gravelled driveway provides off road parking for a number of vehicles and access to:

**DOUBLE GARAGE**  
With up and over doors.

**REAR GARDEN**


To view this property call Quentin Marks on:  
**01778 391600**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 sales@quentinmarks.co.uk

 [www.quentinmarks.co.uk](http://www.quentinmarks.co.uk)



SCAN FOR MORE  
INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100063 - 0005

