Rosedale

20 WINGATE WAY, BOURNE, PE10 9YL

£500,000

"Immaculately presented detached bungalow"

- IMMACULATLEY PRESENTED BUNGALOW
- FOUR BEDROOMS AND ENSUITE
- COMPLETELY REFURBISHED THROUGHOUT
- OPEN PLAN KITCHEN/LIVING AREA
- FIELD VIEWS TO THE FRONT
- PLENTY OF OFF ROAD PARKING
- GARAGE & DRIVEWAY
- SPACIOUS FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION
- EPC ENERGY RATING D - COUNCIL TAX BAND D

PROPERTY HIGHLIGHTS

Located in the charming area of Wingate Way, Bourne, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built in 1999, the property boasts a modern design and is well-suited for families or those seeking a peaceful retreat.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to your lifestyle, whether you envision a cosy family lounge or a formal dining space. The bungalow features four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The two bathrooms add to the convenience, making morning routines a breeze.

One of the standout features of this property is the generous parking area, accommodating up to five vehicles. This is particularly advantageous for families or those who enjoy hosting visitors. The surrounding area is tranquil, offering a sense of privacy while still being within easy reach of local amenities and transport links.

This bungalow is an excellent opportunity for anyone looking to settle in a welcoming community. With its thoughtful layout and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

4 Bedrooms 2 Bathroom 2 Reception

Approximate total area(1)

1789 ft²

166.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

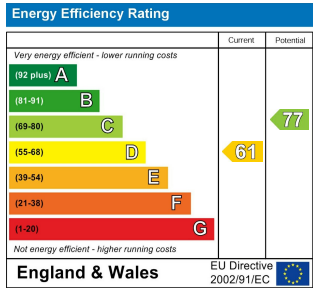
AESTHETIC
ABSTRACT

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30782377

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

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IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

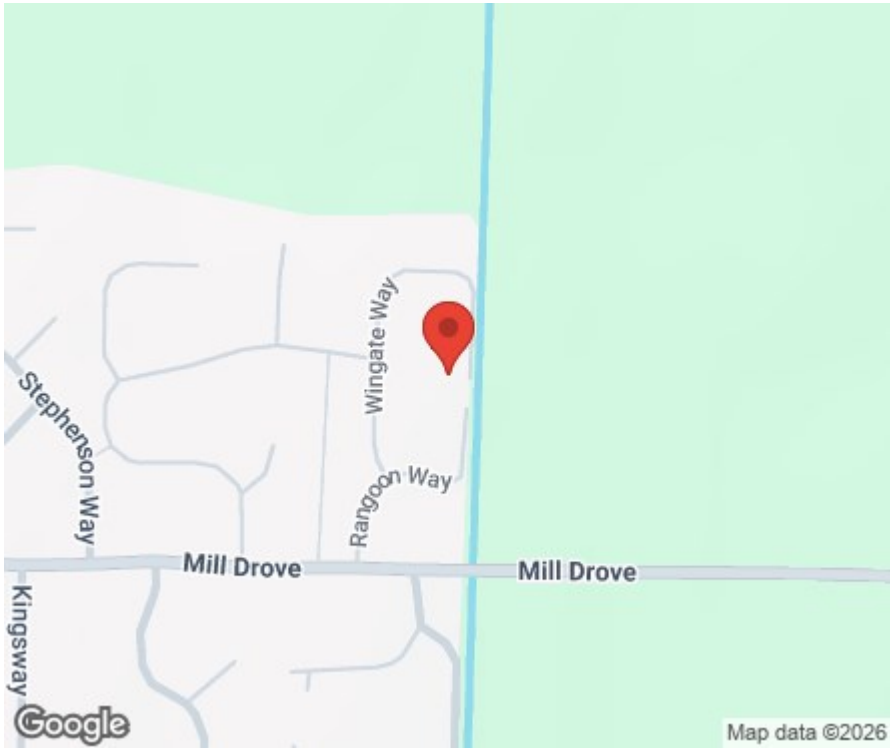
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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