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INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



2 Wingate Way, Bourne, Lincolnshire PE10 9YL

£395,000 Freehold

- Parker Built Detached Bungalow
- Entrance Hallway
- Breakfast/Kitchen
- Lounge
- Separate Dining Room

PARKER BUILT DETACHED BUNGALOW LOCATED IN POPULAR RESIDENTIAL LOCATION. This detached bungalow is located in a popular residential location. It offers spacious accommodation including two large reception rooms, three double bedrooms and two bathrooms. Externally there is a lovely size private rear garden, off road parking and a double garage.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Dark wood part glazed front door and side panel to large entrance Hallway: Telephone point, access to roof storage space, large walk in airing cupboard housing hot water tank and shelving.

BREAKFAST/KITCHEN

12' 0" x 13' 4" (3.66m x 4.06m) Fitted wall mounted and floor standing wooden fronted cupboards including drawers, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer tap, four ring gas hob with extractor fan over, eye level double electric oven, integrated dishwasher, inset ceiling spot lights, ceramic floor tiles, radiator, TV point.



UTILITY ROOM

7' 0" x 5' 5" (2.13m x 1.65m) Fitted wall mounted and floor standing wooden fronted cupboards, complimentary fitted worktop and splash back tiling, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine, ceramic floor tiles, radiator, part glazed timber door to rear.

LOUNGE

20' 9" x 13' 2" (6.32m x 4.01m) Living flame gas fire, timber surround polished stone back plate and hearth, two radiators, TV point, telephone point, French doors to rear.

DINING ROOM

9' 9" x 12' 7" (2.97m x 3.84m) Lovely feature bay window overlooking the rear garden, radiator.

CLOAKROOM

Low level WC, pedestal wash hand basin, splash back tiling, ceramic floor tiles, radiator.

BEDROOM 1

13' 5" x 15' 3" (4.09m x 4.65m) Built in wardrobe, TV point, radiator, window to side.

ENSUITE SHOWER ROOM

Enclosed shower cubicle with glass door, pedestal wash hand basin, low level WC, complimentary splash back tiling, extractor fan, radiator.

BEDROOM 2

13' 6" x 10' 5" (4.11m x 3.18m) Radiator, window to side.

BEDROOM 3

10' 2" x 12' 1" (3.1m x 3.68m) Bay window to front, radiator.

FAMILY BATHROOM

Panelled bath with mixer shower attachment, low level WC, pedestal wash hand basin, complimentary splash back tiling, radiator, extractor fan.

EXTERNALLY

GARDEN

The front of this bungalow is open plan and mostly laid to gravel to provide off road parking for several cars. A gate opens to a side garden which is laid to lawn. The main garden is a lovely feature of the bungalow and benefits from a good degree of privacy. It has a large neat shaped lawn and well stocked shrub borders. There are two patio seating areas, an outside tap and a timber garden shed.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee is given as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Kes teven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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