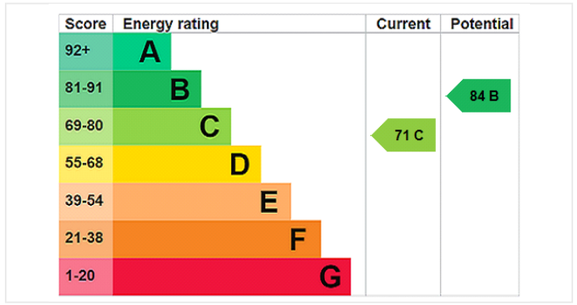
Mandalay Drive, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.







6 Mandalay Drive, Bourne, Lincolnshire, PE10

£430,000 Freehold

Winkworth are delighted to offer for sale this well presented three bedroom detached bungalow, built by the highly regarded Parker Homes and tucked away in a quiet cul-de-sac location just off the sought after Mill Drove. Occupying an attractive established plot, this spacious bungalow offers well balanced accommodation throughout and is within easy reach of the town centre and local amenities. The property is approached via an extensive block paved driveway providing ample off-road parking and access to the double garage, creating an impressive sense of arrival. Internally, the accommodation comprises a welcoming entrance hall, spacious lounge with feature fireplace, separate dining room and a spacious kitchen/breakfast room fitted with a comprehensive range of units alongside a useful utility room and cloakroom. The master bedroom benefits from fitted wardrobes and en-suite shower room,

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ACCOMMODATION

Entrance Hall - With laminate flooring, radiator, power points, built in airing cupboard, access to the loft and door leading to:

Lounge - 16'3" x 13'6" (4.95m x 4.11m) With feature fireplace, laminate flooring, upvc double glazed sliding doors onto the rear garden and further window to the side, radiator and power points.

Dining Room - 11'1" x 9'7" (3.38m x 2.92m) With window to the side, laminate flooring, radiator and power points.

Kitchen/Breakfast Room - 12'2" x 13'2" (3.7m x 4.01m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge/freezer, integrated dishwasher, part tiled walls, tiled flooring, window to the front, radiator and door leading to:

Utility Room - 7'2" x 5'9" (2.18m x 1.75m) With single drainer sink, space and plumbing for washing machine, range of wall units, tiled flooring, door to the rear and door leading to:

Cloakroom - With low level wc, wash hand basin, tiled flooring and frosted window.









Bedroom One - 13'8" x 13'3" (4.17m x 4.04m) With fitted wardrobes, window overlooking the rear, radiator, power points and door leading to:

En-Suite Shower Room - With shower cubicle, low level wc, wash hand basin, radiator and frosted window.

Bedroom Two - 13'5" x 10'5" (4.1m x 3.18m) With window overlooking the rear, radiator and power points.

Bedroom Three - 9'8" x 9'7" (2.95m x 2.92m) With bay window overlooking the front, laminate flooring, radiator and power points.

Family Bathroom - With fitted suite comprising, panelled bath with wall mounted shower, low level wc, wash hand basin, radiator, laminate flooring and frosted window.

Outside - To the front there is an extensive block paved driveway providing ample off road parking leading to:

Double Garage - With two up and over doors, power and light and personal door to the garden.

Rear - The property enjoys a beautifully maintained southerly facing rear garden, offering an excellent degree of privacy and plenty of sunshine throughout the day. Predominantly laid to lawn, the garden is complemented by well-stocked and established shrub borders, creating a colourful and mature setting. A generous paved patio provides the perfect space for outdoor dining and entertaining, while the open aspect and attractive planting make this a wonderful area to relax and enjoy.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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