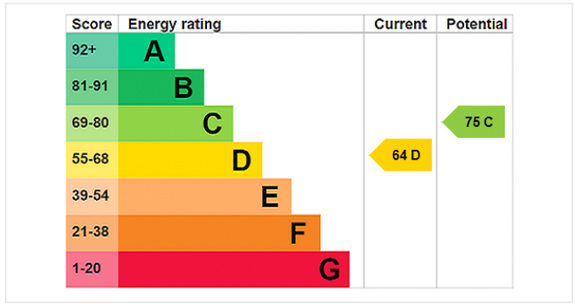
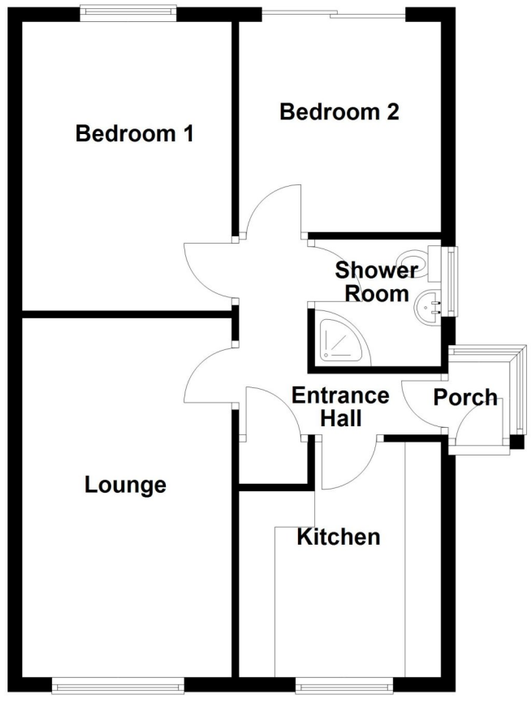
Torfrida Drive, Bourne, Lincolnshire

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.



Ground Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



Total area: approx. 54.1 sq. metres (582.5 sq. feet)







25 Torfrida Drive, Bourne, Lincolnshire, PE10

£245,000 Freehold

Offered for sale with NO ONGOING CHAIN this two bedroom detached bungalow is located in a highly sought after location giving easy access to the town and Bourne woods. The property has been recently decorated throughout and benefits from, entrance hall with doors to all principle rooms, lounge overlooking the front, modern fitted kitchen, two bedrooms and modern shower room. The property also benefits from gas central heating to radiators with a replacement boiler fitted in 2020 and upvc double glazed windows and doors. Outside there is a gravelled driveway providing off road parking and to the rear a southerly facing easy to maintain garden with shed and is fully enclosed. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Porch - With door leading to:

Entrance Hall - With built in cupboard housing boiler supplying hot water and central heating, radiator and door leading to:

Lounge - 16'5" x 9'9" (5m x 2.97m) With attractive feature fireplace, upvc double glazed window to the front, radiator and power points.

Kitchen - 10'9" x 9'2" (3.28m x 2.8m) With modern fitted units comprising, single drainer sink with cupboard below, good range of wall and base units, built in oven and hob with extractor above, space and plumbing for washing machine, space for fridge, part tiled walls, upvc double glazed windows to the front and side and radiator.

Bedroom One - 13'3" x 9'7" (4.04m x 2.92m) Upvc double glazed window to the rear, radiator, power points.

Bedroom Two - 9'7" x 9'2" (2.92m x 2.8m) With sliding doors to the rear, radiator, power points.





Shower Room - With corner shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside - To the front there is a gravelled driveway providing off road parking and pathway to the front door. The rear garden is southerly facing with paved patio leading onto a fully enclosed gravelled garden with fencing to all sides and shed providing useful storage.

Agents Note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourne) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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