

EPC TO FOLLOW



5 Wingate Way, Bourne, Lincolnshire, PE10 9YL

£425,000 Freehold

Situated in a highly sought-after location just off Mill Drove, this much improved three bedroom detached bungalow, built by the well-regarded Parker Homes, offers spacious and versatile accommodation throughout. The property features a generous lounge with feature fireplace and French doors opening into a lovely conservatory overlooking the rear garden, a modern fitted breakfast kitchen, separate dining room and useful utility room. There are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Outside, the property enjoys an attractive frontage with a generous block paved driveway providing ample off-road parking and access to a substantial double garage. To the rear is a beautifully established and private garden, predominantly laid to lawn with mature shrubs, colourful borders and seating areas, creating a delightful outdoor space. An excellent opportunity to purchase a spacious detached bungalow in one of Bourne's most desirable residential locations.

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See things differently.



Utility Room - 7'1" x 5'6" (2.16m x 1.68m) With fitted wall and base units, single drainer sink, space and plumbing for washing machine, tiled flooring, door to the side garden and door to:

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

Master Bedroom - 13'5" x 13'3" (4.1m x 4.04m) With fitted wardrobes, upvc double glazed window to the rear, radiator, power points and door to:

En-Suite Shower Room - Replacement suite comprising, walk in shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring and frosted window.

Bedroom Two - 13'5" x 10'9" (4.1m x 3.28m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 10'1" x 9'7" (3.07m x 2.92m) With upvc double glazed bay window to the front, laminate flooring, radiator and power points.

Bathroom - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, tiled flooring, tiled walls and frosted window.

Outside - The property enjoys an attractive frontage with a generous block paved driveway providing ample off-road parking and access to a substantial double garage with electric roller door.

The property enjoys a delightful south-west facing rear garden, offering an excellent degree of privacy and a sunny aspect. Predominantly laid to lawn, the garden is beautifully established with an abundance of mature trees, shrubs and colourful flower borders. A generous paved patio provides the perfect space for outdoor dining and entertaining, with additional seating areas positioned to enjoy the sunshine throughout the day.

Double Garage - With electric door, power and light, gas boiler supplying hot water and central heating plus personal door to the rear.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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ACCOMMODATION

Entrance Hall - With laminate flooring, access to the loft, walk in airing cupboard housing hot water tank, radiator, power points and door leading to:

Lounge - 17'3" x 13'3" (5.26m x 4.04m) With attractive feature gas fire, laminate flooring, radiator, power points, upvc double glazed window to the side and french doors to:

Conservatory - 10'4" x 10'3" (3.15m x 3.12m) Being half brick with upvc double glazed windows and door onto the rear garden, tiled flooring and wall mounted electric heater.

Dining Room - 10'9" x 10'3" (3.28m x 3.12m) With upvc double glazed window to the side, radiator and power points.

Kitchen/Breakfast Room - 13'3" x 12'2" (4.04m x 3.7m) With superb modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in double oven, electric hob with extractor above, integrated dishwasher, space for fridge freezer, upstands, tiled flooring, upvc double glazed window to the front and door leading to:

