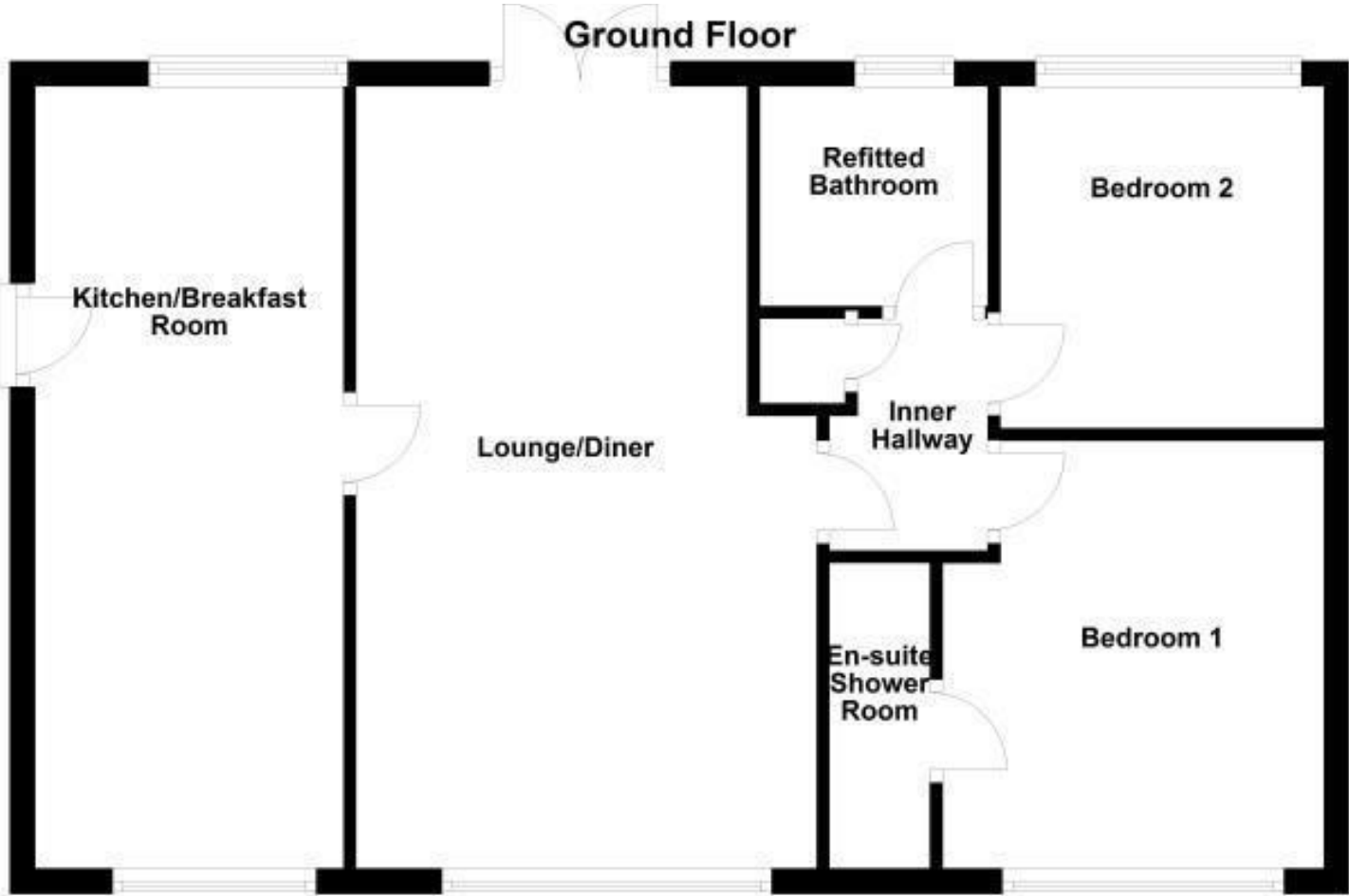


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1 Kingsway, Bourne, Lincolnshire, PE10 9DP

£225,000 Freehold

Situated in an established residential setting, this impressive two bedroom semi-detached bungalow offers surprisingly spacious accommodation, having undergone a number of improvements to create a comfortable and well-presented home, available with NO ONGOING CHAIN. The accommodation is centred around a particularly generous lounge/dining room, enjoying plenty of natural light from the large front window, whilst French doors provide direct access onto the rear garden. The stylish modern kitchen has been attractively refitted with a range of cream units, contrasting wood-effect worktops and integrated appliances, creating a practical and inviting space. Both bedrooms are well proportioned, with the master bedroom enjoying the added convenience of its own en-suite facilities. Outside, the property continues to impress with a generous driveway providing ample off-road parking and access to a detached single garage. The enclosed rear garden is another appealing feature, offering an excellent amount of outdoor space with a large paved seating area and an extensive lawn, perfect for enjoying the warmer months.

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See things differently.



Ensuite Shower Room - Newly fitted & comprising tiled shower cubicle with fitted shower, vanity wash hand basin with cupboard under, low-level WC and heated towel rail.

Bedroom Two - 8'9" x 8'3" (2.67m x 2.51m) UPVC double glazed window to rear and radiator.

Refitted Bathroom - Comprising panelled bath with independent shower over, vanity wash hand basin with cupboards under, low-level WC, heated towel rail, UPVC double glazed window to rear.



Outside - There is a low brick wall, with lawn and driveway alongside the property leading to GARAGE with up & over door, window. The rear garden comprises paved patio area, lawn beyond, and is enclosed.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

Side Door Leads To:

Kitchen Breakfast Room - 19'11" x 7'10" (6.07m x 2.4m)
Modern fitted with a matching range of base & eye level units and cupboards with drawers and wooden worktops, one and half bowl stainless steel sink unit with single drainer, integrated fridge, freezer and dishwasher, plumbing for washing machine (appliance available by separate negotiation), built-in electric oven, built-in glass hob with extractor hood over, UPVC double glazed windows to front & rear, radiator, newly installed gas boiler (with 7 years warranty), UPVC double glazed door.



Lounge/Diner - 19'11" x 11'9" (6.07m x 3.58m) UPVC double glazed window to front, two radiators, TV point, UPVC double glazed French doors to garden.

Inner Hallway - Built in storage cupboard.

Bedroom One - 10'11" x 9'9" (max) (3.33m x 2.97m (max))
PVCu double glazed window to front, radiator and door through to:

