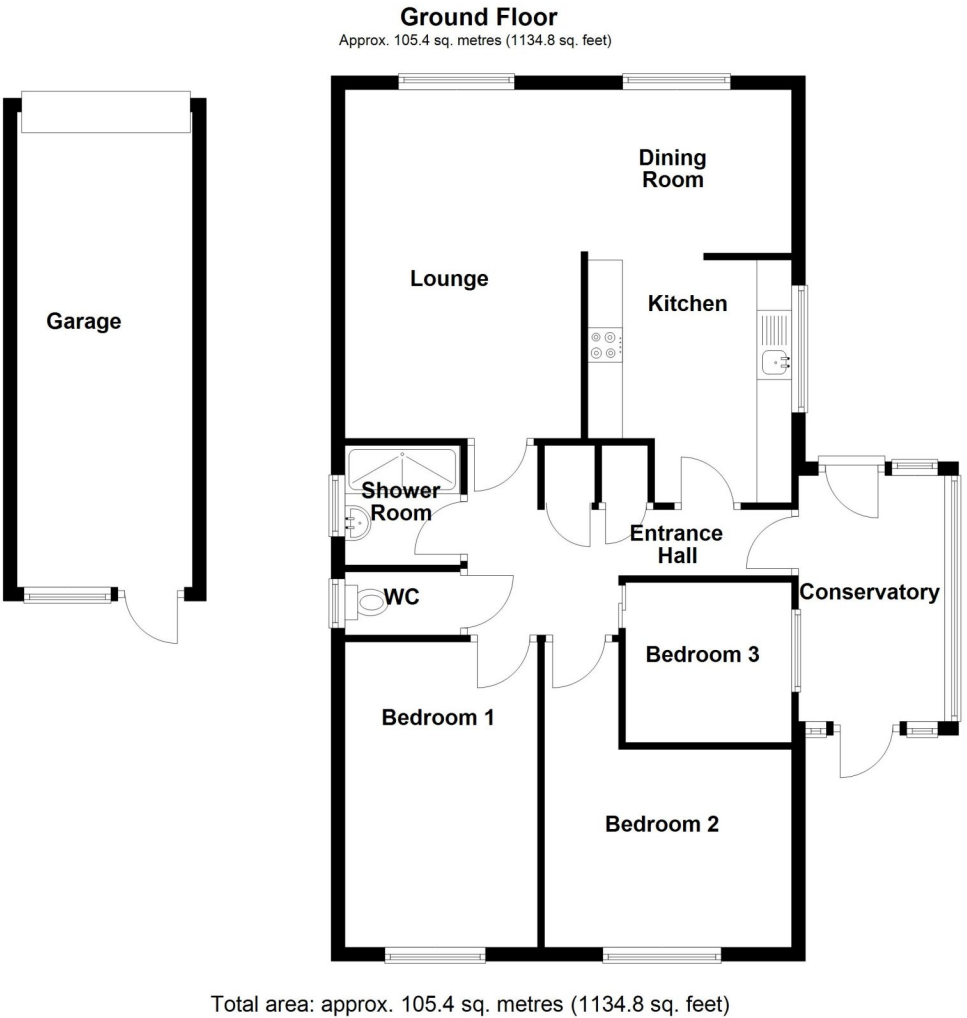


EOC TO FOLLOW



## 10 Westbourne Park, Bourne, Lincolnshire, PE10 9QS

£290,000 Freehold

NO CHAIN! We are pleased to present this established three-bedroom detached bungalow, ideally positioned within easy reach of the town centre and local amenities. Offering well-proportioned accommodation throughout, the property features a light and spacious lounge opening through to a separate dining area, with the kitchen set off to one side. There is a conservatory to the side, along with a shower room and separate WC, both of which would benefit from modernisation. Outside, the bungalow enjoys a generous established wrap-around garden with a wide variety of shrubs and trees, along with a driveway and 23ft garage offering ample off-road parking and potential space for a caravan/motorhome. This is a fantastic opportunity for buyers looking to put their own stamp on a property in a sought-after and convenient location. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
[winkworth.co.uk/bourne](https://www.winkworth.co.uk/bourne)

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See things differently.





**Bedroom One** - 14'6" x 9'2" (4.42m x 2.8m) With upvc double glazed window to the front, radiator, power points and open to:

**Bedroom Two** - 14'6" (4.42) (narrowing to 10'2" (3.1)) x 11'2" (3.4) With upvc double glazed window to the front, radiator, power points and open to:

**Bedroom Three** - 8'5" x 7' (2.57m x 2.13m) With upvc double glazed window to the side, radiator, power points and open to:

**Shower Room** - With walk in shower cubicle, wash hand basin, tiled walls, radiator and frosted window.

**Separate WC** - With low level wc and frosted window.

**Outside** - To the front there is a driveway providing off road parking for two cars plus to potential to create further space for a caravan or motorhome.

**Garage** - 23'6" x 8'8" (7.16m x 2.64m) With electric up and over door, power and light and personal door to the rear.

**Rear** - To the rear, the property enjoys an impressive wrap-around plot which provides an excellent degree of privacy. Predominantly laid to lawn, the garden features a wide variety of mature plants, shrubs and trees, creating a delightful and established outdoor setting. Fully enclosed by fencing, it offers superb space for outdoor entertaining and is an ideal haven for the keen gardener.

## ACCOMMODATION

**Entrance Hall** - With built in storage cupboard, further cupboard housing gas combi boiler supplying hot water and central heating, access to the loft and door leading to:

**Lounge** - 16'7" x 11'2" (5.05m x 3.4m) With upvc double glazed window to the front, radiator, power points and open to:

**Dining Room** - 9'8" x 7'9" (2.95m x 2.36m) With upvc double glazed window to the front, radiator, power points and open to:

**Kitchen** - 11'7" x 8'2" (3.53m x 2.5m) With fitted units comprising, single drainer sink with cupboard below, range of wall and base units, built in double oven, gas hob with extractor above, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, tiled walls and upvc double glazed window to the side.

**Conservatory** - 11'6" x 7'1" (3.5m x 2.16m) With upvc double glazed windows and doors to the front and rear, radiator and power points.



## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

C