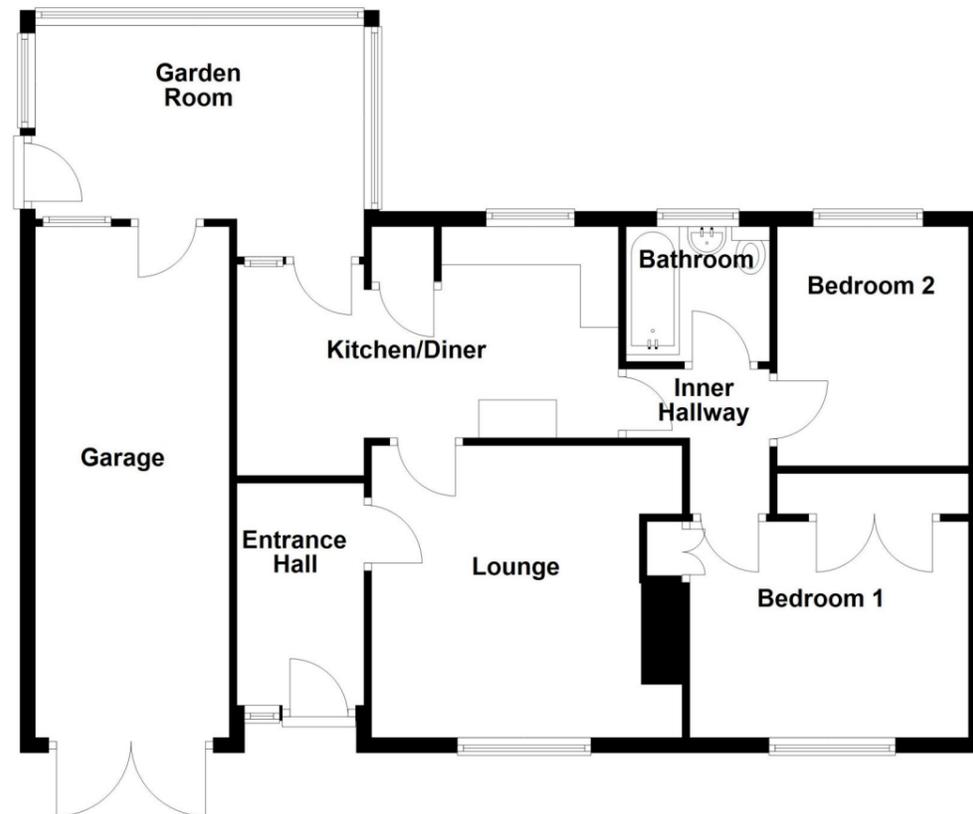


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

### Ground Floor

Approx. 92.7 sq. metres (998.0 sq. feet)



Total area: approx. 92.7 sq. metres (998.0 sq. feet)



## 10 Drummond Road, Bourne, Lincolnshire, PE10 9JF

£260,000 Freehold

Offered for sale with no onward chain, this two bedroom detached bungalow occupies a generous plot and benefits from a large South-East facing rear garden, ideal for keen gardeners or those who enjoy outdoor living. The property offers deceptively spacious accommodation comprising an entrance hall, lounge overlooking the front, kitchen/dining room with access through to a garden room, two well-proportioned bedrooms and a family bathroom. Further benefits include gas central heating and UPVC double glazed windows. Outside, there is a block paved and gravelled driveway providing ample off-road parking leading to a 23ft garage. The large established rear garden is a particular feature of the property, being well stocked with mature trees and shrubs, offering a good degree of privacy and providing an excellent space for relaxing or entertaining.

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

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See things differently.



**Bedroom One** - 11'8" x 9'7" (3.56m x 2.92m) With built in wardrobes, further built in storage, upvc double glazed window to the front, radiator and power points.

**Bedroom Two** - 10'7" x 8'6" (3.23m x 2.6m) With upvc double glazed window to the rear, radiator and power points.

**Bathroom** - With panelled bath with wall mounted shower, low level wc, wash hand basin, radiator and frosted window.

**Outside** - To the front there is a block paved and gravelled driveway providing off road parking and access to the garage. The rear garden is Sout East facing with a paved patio leading to a generous lawned garden with wide selection of shrubs and trees providing an excellent degree of privacy.

**Garage** - 22'9" x 8'3" (6.93m x 2.51m) With double opening doors, wall mounted gas boiler supplying hot water and central heating, power and light.

#### LOCAL AUTHORITY

South Kesteven

#### TENURE

Freehold

#### COUNCIL TAX BAND

B

#### ACCOMMODATION

**Entrance Hall** - With radiator, power points and door leading to:

**Lounge** - 13'5" x 12'9" (4.1m x 3.89m) With feature fireplace, upvc double glazed window to the front, radiator, power points and door leading to:

**Kitchen/Dining Room** - 16'1" x 9'2" (4.9m x 2.8m) With fitted units comprising, sink with cupboard below, good range of wall and base units, space for cooker, space and plumbing for washing machine, space for fridge freezer, cupboard with space for tumble dryer, radiator, power points, upvc double glazed window to the rear, door to the inner hall and door leading to:

**Garden Room** - 12'1" x 10'5" (3.68m x 3.18m) Being half brick with windows and door onto the rear garden, door to the garage, radiator and power point.

**Inner Hall** - With doors to:

