



6 Wingate Way, Bourne, Lincolnshire, PE10 9YL

£450,000 Freehold

We are delighted to offer for sale this spacious three bedroom detached bungalow built by Parker homes with NO ONGOING CHAIN. The property is located off the highly sought after Mill Drove and benefits from, lounge, separate dining room with bay overlooking the rear garden, kitchen/breakfast room with utility and cloakroom room off. The spacious master bedroom benefits from an en-suite shower room, there are two further bedrooms and a family bathroom. The property also benefits from gas central heating to radiators with a replacement boiler and upvc double glazed windows. Outside there is a generous driveway providing ample off road parking leading to a double garage and to the rear an established East facing garden with double side access. Please call 01778 392807 for more information.



ACCOMMODATION

Entrance Hall - With doors leading to all principle rooms, radiator, power points, access to the loft, built in storage cupboard and door leading to:

Lounge - 14'8" x 12'9" (4.47m x 3.89m) With wall mounted feature fire, radiator, power points, upvc double glazed french doors and windows to the rear garden.

Dining Room - 13'5" x 10'2" (4.1m x 3.1m) With upvc double glazed bay window to the rear, radiator and power points.

Kitchen / Breakfast Room - 14'2" x 13'6" (4.32m x 4.11m) With fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in double oven and hob with extractor above, integrated dishwasher, space for fridge freezer, part tiled walls, tiled floor, upvc double glazed window to the rear and door to:

Utility Room - 9'3" x 6'5" (2.82m x 1.96m) With fitted worktop with sink and cupboards below, wall mounted gas boiler supplying hot water and central heating, tiled flooring, door to the side and door leading to:



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

Master Bedroom - 17'9" (max) x 13'4" (5.4m (max) x 4.06m) With upvc double glazed window to the front, radiator and power points.

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

Bedroom 2 - 12'2" x 10'9" (3.7m x 3.28m) With upvc double glazed window to the rear, radiator and power points.

Bedroom 3 - 11'3" x 10'5" (3.43m x 3.18m) With upvc double glazed window to the front, radiator and power points.

Shower Room - With fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside - To the front there is a generous block paved and gravelled driveway providing ample off road parking with access to the garage. The rear garden is East facing with a paved patio leading onto an established lawned garden which is fully enclosed with side access.

Double Garage - 18'1" x 17'6" (5.5m x 5.33m) With electric up and over door, power and light and personal door to the side.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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