



Total area: approx. 126.0 sq. metres (1356.1 sq. feet)



15 The Ridings, Bourne, Lincolnshire, PE10 0FS

£325,000 Freehold

A superbly presented and much improved three bedroom detached bungalow located on the southern side of Bourne giving easy access to the A15 road link and Tesco supermarket. The property has been much improved by the current vendor benefiting from, lounge with feature fireplace, newly fitted kitchen/breakfast room with utility and cloakroom off, fantastic garden room with french doors onto the rear garden. There are three well-proportioned bedrooms and a replacement shower room. Outside there is a driveway providing off road parking which leads to a single garage with electric roller door and to the rear a lovely fully enclosed garden making this home a must view.

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Garden Room - 13' x 12'8" (3.96m x 3.86m) With upvc double glazed windows and french doors onto the rear garden.

Bedroom One - 12'5" x 12'3" (3.78m x 3.73m) With upvc double glazed window to the rear, fitted wardrobes, radiator and power points.



Bedroom Two - 12'9" (3.89) x 12'5" (3.78) (narrowing to 9'1" (2.77)) With upvc double glazed window to the front, fitted wardrobes, radiator and power points.

Bedroom Three - 8'9" x 8'3" (2.67m x 2.51m) With upvc double glazed window to the rear, radiator and power points.

Shower Room - A superb newly fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin set in unit with cupboards below, tiled walls, radiator and frosted window.

Outside - To the front there is a driveway providing off road parking leading to a single garage with electric rolltop door, power and light plus personal door to the utility room. The rear garden is a lovely fully enclosed garden with flower and shrub borders.

ACCOMMODATION

Entrance Hall - With radiator, access to the loft, built in airing cupboard and door leading to:

Lounge - 18'5" x 11'6" (5.61m x 3.5m) With attractive feature fireplace with electric fire, upvc double glazed window to the front, radiator and power points.

Kitchen/Breakfast Room - 15'10" x 13'9" (4.83m x 4.2m) With newly fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated fridge freezer, integrated dishwasher, tiled flooring, radiator, upvc double glazed window to the rear and door leading to:

Utility Room - 9' x 7'7" (2.74m x 2.3m) With space and plumbing for washing machine and tumble dryer, tiled flooring and door leading to:

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



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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