



### 3 Jasmine Close, Bourne, Lincolnshire, PE10 9SX

£350,000 Freehold

A very well presented three bedroom detached Parker built bungalow located at the end of a small cul-de-sac within walking distance of the town centre. The property is offered for sale with no ongoing chain and benefits from, lounge with archway to a dining room, conservatory, kitchen/breakfast room with utility and cloakroom off, master bedroom with bay window and en-suite shower room, two further bedrooms and wet room. The property also benefits from a new boiler fitted in 2023, upvc double glazed windows and air con in the lounge and master bedroom, Outside there is a generous gravelled driveway leading to a double garage with electric up and over doors and to the rear a lovely west facing garden with block paved patio leading to an established lawned garden which is fully enclosed. Please call 01778 392807 for more information.

3 Bedrooms | Entrance Hall | Lounge | Dining Room | Conservatory | Kitchen/Breakfast Room | Utility Room | Cloakroom | En-Suite Shower Room | Wet Room | Outside

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## ACCOMMODATION

**Entrance Hall** - With built in airing cupboard housing hot water tank, radiator, power points, access to the loft and door to.

**Lounge** - 15'7" x 13'5" (4.75m x 4.1m) With attractive feature fireplace, upvc double glazed window to the side, radiator, wall mounted air con unit, sliding doors leading to the conservatory and archway to.

**Dining Room** - 10'1" x 9'9" (3.07m x 2.97m) With radiator, upvc double glazed window to the side and power points.

**Conservatory** - 12'1" x 10'1" (3.68m x 3.07m) With upvc double glazed windows and doors leading onto the garden.

**Kitchen/Breakfast Room** - 10'8" x 9'7" (3.25m x 2.92m) With fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated dishwasher, integrated fridge, water softener, part tiled walls, radiator, upvc double glazed window to the front and door leading to.

**Utility Room** - 10'6" x 6'3" (3.2m x 1.9m) With single drainer sink and worktop, range of fitted cupboards, space and plumbing for washing machine, space for tumble dryer, window and door to the side and door leading to.



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

**Bedroom One** - 12'5" x 11'10" (3.78m x 3.6m) With upvc double glazed bay window to the front, wall mounted air con unit, radiator, power points and door leading to.

**En-Suite Shower Room** - With fitted suite comprising, corner shower cubicle, low level wc, wash hand basin, heated towel rail and frosted window.

**Bedroom Two** - 13'9" x 11'11" (4.2m x 3.63m) With extensive range of fitted wardrobes, upvc double glazed window to the rear, radiator and power points.

**Bedroom Three** - 13' x 9'3" (3.96m x 2.82m) With upvc double glazed window to the rear, fitted furniture, radiator and power points.

**Wet Room** - Fitted suite comprising, wall mounted shower, low level wc, wash hand basin, wet boards, heated towel rail and frosted window.

**Outside** - To the front there is a gravelled driveway providing ample off road parking leading to a DOUBLE GARAGE with electric up and over door, power and light. The rear garden is an established west facing garden with block paved patio leading to an established lawned garden with flower and shrub borders and fully enclosed by fencing.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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