



Total area: approx. 142.8 sq. metres (1536.8 sq. feet)



8 Arnhem Way, Bourne, Lincolnshire, PE10 9UD

£350,000 Freehold

Offered for sale with no ongoing chain this three bedroom detached bungalow benefits from a detached double garage and plenty of parking. The property is located on the highly sought after Mill Drove area and benefits from, lounge with doors leading to a 19ft conservatory, kitchen/breakfast room, master bedroom with en-suite, two further bedrooms and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a gravelled and block paved driveway leading to a detached double garage and to the rear a generous paved and lawned garden being fully enclosed. Please call 01778 392807 for more information.

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

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

Winkworth

[winkworth.co.uk/bourne](https://www.winkworth.co.uk/bourne)

See things differently.



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

Bedroom Two - 12'2" x 10'8" (3.7m x 3.25m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 10'8" x 9'3" (3.25m x 2.82m) With upvc double glazed window to the side, radiator and power points.

Shower Room - With 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 gravelled and block paved driveway providing ample off road parking leading to:

Detached Double Garage - With two up and over doors, power and light.

Rear - With paved patio leading onto a lawned garden with fencing to all sides, side access and two timber sheds.

ACCOMMODATION

Entrance Hall - With radiator, power points, built in airing cupboard and further built in storage cupboard and door leading to:

Lounge - 15'4" x 13'5" (4.67m x 4.1m) With attractive feature fireplace, radiator, power points, upvc double glazed window to the side and sliding doors leading to:

Conservatory - 19'5" x 9'7" (5.92m x 2.92m) Being half brick with upvc double glazed windows and doors onto the rear garden.

Kitchen/Dining Room - 15'4" x 10'4" (4.67m x 3.15m) 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, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, part tiled walls, upvc double glazed window to the side, radiator and sliding doors onto the conservatory.

Master Bedroom - 13'5" x 12'7" (4.1m x 3.84m) With upvc double glazed bay window to the front, fitted wardrobes, radiator, power points and door leading to:



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D