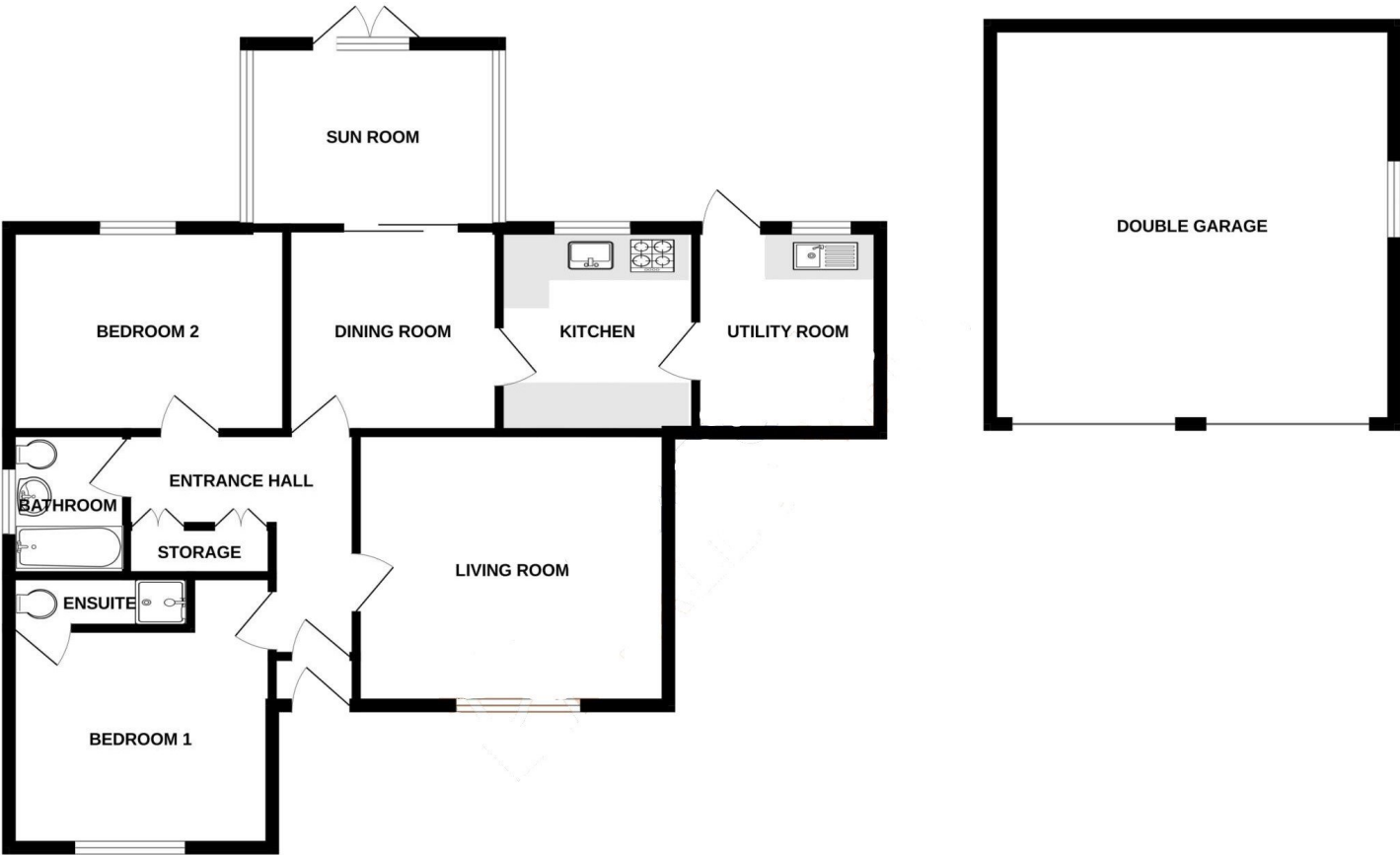


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



22 Dorchester Avenue, Bourne, PE10 9HX

OIEO £300,000 Freehold

Offered for sale with no ongoing chain this spacious two bedroom detached bungalow benefits from a detached double garage and private driveway providing ample off road parking. Located on the south side of Bourne giving easy access to Tesco supermarket and the A15 road link to Peterborough this property offers a generous lounge, separate dining room, sunroom/Conservatory, kitchen with utility room off, master bedroom with en-suite further bedroom and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. The property sits on a generous plot being mainly lawned with established shrub borders opening to a further section with space greenhouse and summerhouse. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
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winkworth.co.uk/bourne

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See things differently.



Bedroom One - 11'5" x 11'9" (3.48m x 3.58m) With upvc double glazed window to the front, radiator, power points and door leading to:

En-Suite Shower Room - With shower cubicle and low level wc.

Bedroom Two - 12' x 8'10" (3.66m x 2.7m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside - Externally the property sits on a large plot and offers a driveway to the front that leads to the detached double garage. The rear is mainly laid to lawn with borders of plants & shrubs and also features a separate section that features a greenhouse and an west facing summer house that would lend itself to a multitude of uses.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

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

Lounge - 13'7" x 11'10" (4.14m x 3.6m)) With attractive feature fireplace, upvc double glazed window to the front, radiator and power points.

Dining Room - 9'3" x 8'10" (2.82m x 2.7m) With radiator, power points, door leading to the kitchen and sliding doors to:

Conservatory - 10'11" x 8' (3.33m x 2.44m) With windows and french doors leading to the garden.

Kitchen - 8'10" x 8'6" (2.7m x 2.6m) With fitted units comprising, one and a half bowl sink with cupboard below, good range of wall and base units, built in oven and hob with extractor above, space for fridge, part tiled walls, radiator, upvc double glazed window to the rear and door leading to:

Utility Room - 8'10" x 8' (2.7m x 2.44m) With range of wall and base units, sink and fitted worktop, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler supplying hot water and central heating, window and door to the rear.

