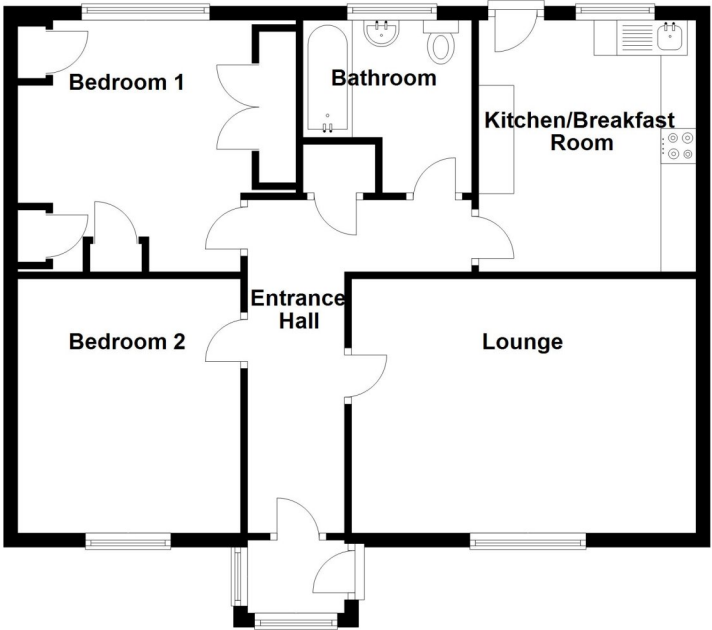
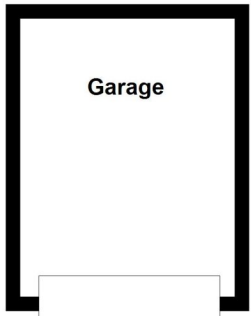


EPC TO FOLLOW

Ground Floor



12 Maple Gardens, Bourne, Lincolnshire, PE10 9DW

£299,950 Freehold

Winkworth are delighted to offer for sale this two bedroom detached bungalow located in one of Bourne's most sought after positions giving easy walking distance to the town centre. The property has been much improved by the current vendors and now benefits from oak doors throughout, replacement kitchen and bathroom, upvc double glazed windows and gas central heating to radiators with replacement boiler. The property offers good accommodation with entrance hall with doors leading to all principle rooms, lounge, modern fitted kitchen, two generous bedrooms and a modern fitted bathroom. Outside there is a garage and driveway to the side and to the rear a lovely established garden which is fully enclosed.

2 bedroom detached | one bathroom | detached single garage | sought after location | no chain | EPC to be confirmed

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

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See things differently.



Bedroom One - 11'1" x 10'11" (3.38m x 3.33m) with extensive range of fitted wardrobes with bed recess, UPVC double glazed window to the rear, radiator, coved ceiling and power points

Bedroom Two - 11' x 10'8" (3.35m x 3.25m) with UPVC double glazed window to the front, radiator, coved ceiling and power points

Bathroom - Modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, tiled walls, radiator and frosted window.

Outside - To the front there is a detached single garage with up and over door and driveway to the front providing ample off-road parking. The rear garden has a paved patio leading on to a lovely established lawned garden with fencing to all sides and side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

ACCOMMODATION

Door Leading To:

Entrance Porch - with UPVC double glazed windows and door leading through to

Entrance Hall - with access to the loft, radiator, power points, built in airing cupboard and door leading to.

Lounge - 16' x 11'4" (4.88m x 3.45m) with UPVC double glazed window overlooking the front, feature fireplace with feature fire, radiator, coved ceiling, power points and TV point

Kitchen Breakfast Room - 11'8" x 10'2" (3.56m x 3.1m) With modern fitted units comprising, one and a half bowl sink with cupboard below, good range of wall and base units, freestanding cooker, space and plumbing for washing machine, integrated fridge freezer, integrated dishwasher, part tiled walls, wall mounted gas boiler supplying hot water and central heating, upvc double glazed door and window to the rear garden.

