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BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



24 Mountbatten Way, Bourne, Lincolnshire, PE10 9YA

£390,000 Freehold

- Detached Bungalow
- Breakfast/Kitchen & Utility Room
- Entrance Hallway
- No Onward Chain
- Popular Residential Location

This bungalow is located on the East side of Bourne in a popular residential location. It has been exceptionally well maintained and is being sold with no onward chain. It has the added benefit of solar panels yielding an annual income. Overall a very well presented property and should be viewed to appreciate everything it has to offer.







Accommodation

uPVC part glazed front door and glazed side panels to spacious Entrance hallway: 22'3" x 7'8" radiator, dado rail, telephone point, access to roof storage space, large walk in airing cupboard, wall mounted central heating control.

Breakfast/Kitchen

13' 5" x 11' 10" (4.09m x 3.61m) Fitted wall mounted and floor standing wooden fronted cupboards including 4 drawers, complimentary granite worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, eye level double electric oven, integrated dishwasher and fridge, radiator, ceramic floor tiles, under floor heating spots around base units, inset ceiling spot lights.











Utility Room
5' 4" x 11' 4" (1.63m x 3.45m) Fitted wall mounted and floor standing cupboards to one wall, fitted worktop, inset stainless steel sink and drainer, further fitted worktop with space and plumbing under for automatic washing machine and tumble dryer, ceramic floor tiles, space for fridge/freezer, part glazed uPVC door to rear.

Lounge
13' 0" x 17' 3" (3.96m x 5.26m) Living flame coal effect gas fire, timber surround, polished stone back plate and hearth, TV point, telephone point, sliding patio doors to Conservatory, radiator.

Dining Room
9' 9" x 10' 9" (2.97m x 3.28m) Radiator, window to side.

Conservatory
10' 1" x 12' 6" (3.07m x 3.81m) Dwarf brick walls with uPVC units over, pitched K Glass roof, ceramic floor tiles, two wall light points, French doors opening to rear garden.

Bedroom 1
13' 4" x 13' 5" (4.06m x 4.09m) Built in wardrobes with bed space between and overbed wall cupboards, matching bedside units and chest of drawers, radiator, window to rear.

Ensuite Shower Room
5' 9" x 7' 0" (1.75m x 2.13m) Corner shower cubicle with curved glass screen, wash hand basin with vanity cupboard under, low level WC with concealed flush, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail, inset ceiling spot lights.

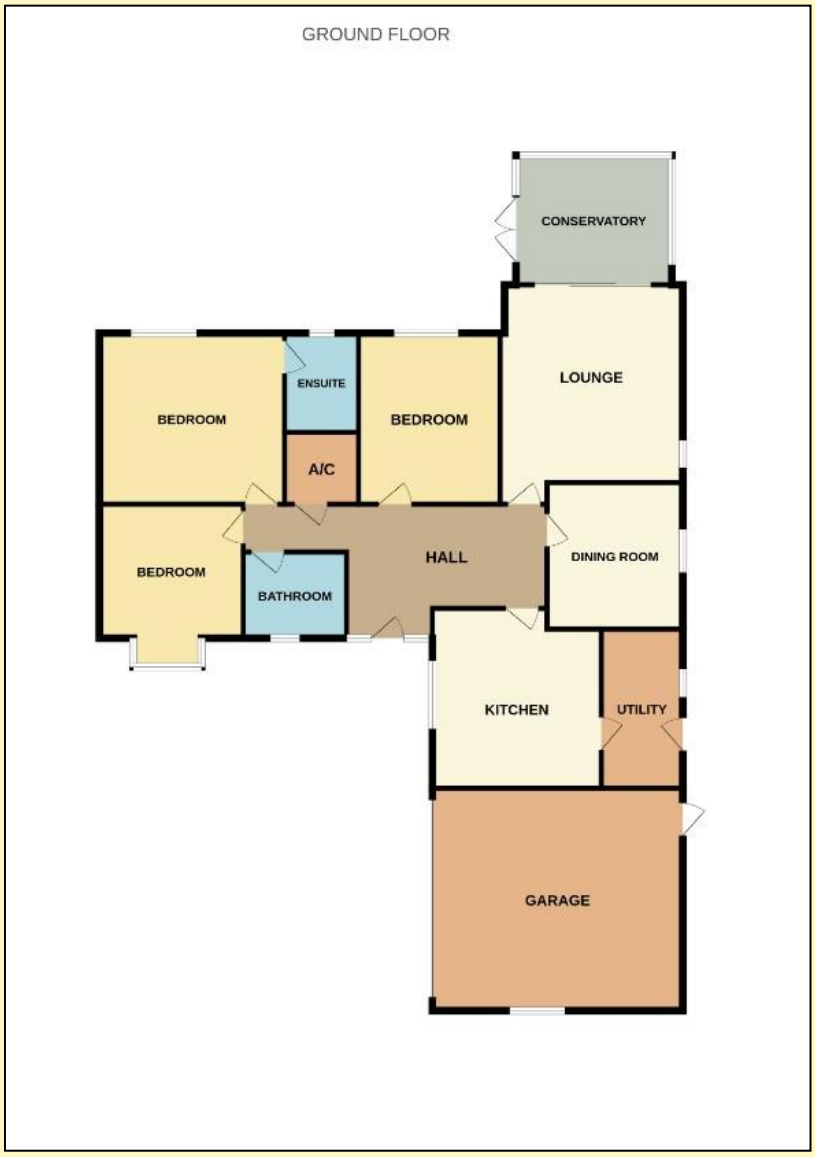
Bedroom 2
13' 4" x 10' 5" (4.06m x 3.17m) Radiator, window to rear.

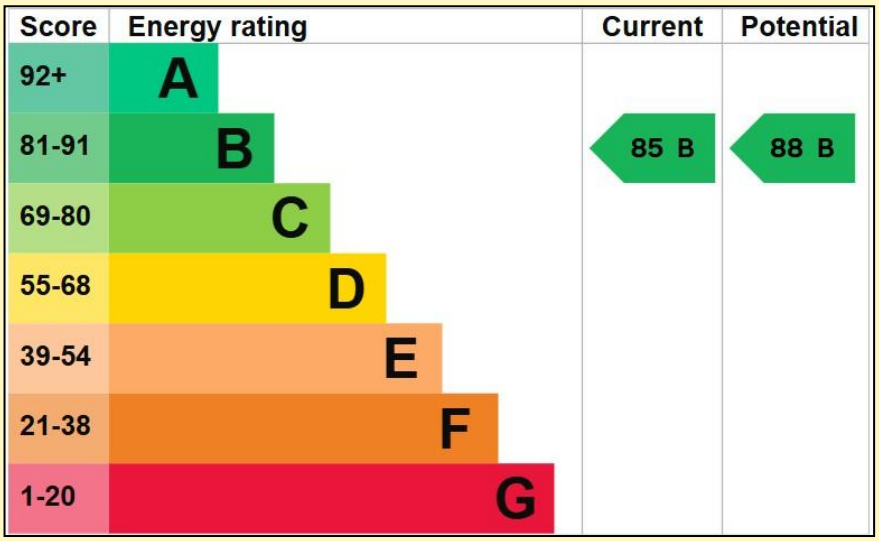
Bedroom 3
8' 2" x 9' 8" (2.49m x 2.95m) Radiator, bay window to front.

Family Bathroom
Panelled bath with mixer shower attachment, low level WC, pedestal wash hand basin, fully tiled walls, ceramic floor tiles, electric shaver point and light over sink, radiator.

Externally
The front of this bungalow is open plan and benefits from a large block paved driveway providing off road parking for several cars and leading to a double garage with an electric up and over door. The rear garden benefits from paving around the conservatory and a paved patio with further paved leading to a green house. The remainder of the garden is laid to lawn with shrub borders.

Double Garage
16' 8" x 18' 3" (5.08m x 5.56m) Electric up and over door, power and light connected, wall mounted gas central heating boiler, pedestrian door opening at side of bungalow.





TENURE Freehold

SERVICES Electric, Gas, Water

COUNCIL TAX BAND D

LOCAL AUTHORITIES
South Kesteven District Council 01476 406080
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: S-3652306
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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