



17 Dorchester Avenue, Bourne, Lincolnshire PE10 9HX

£245,000



*****ESTABLISHED TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH ENSUITE TO MASTER BEDROOM*****
 "This well located two bedroom bungalow offers fitted kitchen, separate dining room, lounge, utility room, conservatory, ensuite to master bedroom and family bathroom. Outside is a driveway leading to a single garage and an enclosed rear garden. EPC Rating D."

Door to:

ENTRANCE HALLWAY

Radiator, loft access, storage cupboard, airing cupboard.

LOUNGE

14' 1" x 12' (4.29m x 3.66m) (approx.) Electric fire with hearth surround, UPVC double glazed bay window to front aspect, radiator.

KITCHEN

9' 4" x 8' 9" (2.84m x 2.67m) (approx.) Fitted with a range of base, drawer and wall mounted units, sink with mixer tap over, fitted worktops, UPVC double glazed window to rear aspect, space and plumbing for automatic dishwasher, radiator, cooker, gas hob with extractor fan over.

UTILITY ROOM

Drainer sink, boiler, UPVC double glazed window to rear aspect, fitted worktops, door to rear, radiator, space and plumbing for automatic washing machine.

DINING ROOM

9' 4" x 9' 9" (2.84m x 2.97m) (approx.) Radiator, UPVC double glazed sliding door to:

CONSERVATORY

12' 7" x 8' 2" (3.84m x 2.49m) (approx.) UPVC double glazed door to rear aspect, UPVC double glazed French doors to rear, part brick.

BEDROOM ONE

12' 8" x 11' 5" (3.86m x 3.48m) (approx.) UPVC double glazed window to front aspect, radiator, built-in wardrobe.

ENSUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level WC, radiator, UPVC double glazed window to side aspect.

BEDROOM TWO

9' 5" x 9' 2" (2.87m x 2.79m) (approx.) UPVC double glazed window to rear aspect, radiator, built-in wardrobe.

BATHROOM

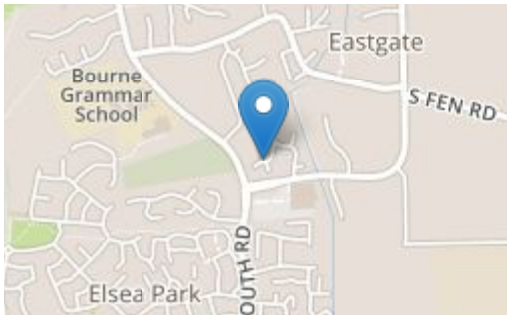
Fitted with a three piece suite comprising panelled bath with shower over, low level WC, wash hand basin, radiator, UPVC double glazed window to side aspect, radiator.

OUTSIDE

The front garden is block paved driveway leading to a single garage. The enclosed rear garden is private which is mainly laid to lawn with shed, shrubs and flower borders.

SINGLE GARAGE

8' 3" x 15' 7" (2.51m x 4.75m) (approx.) Electric up and over door, power and light connected, door to utility room.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland EU Directive 2002/91/EC		

