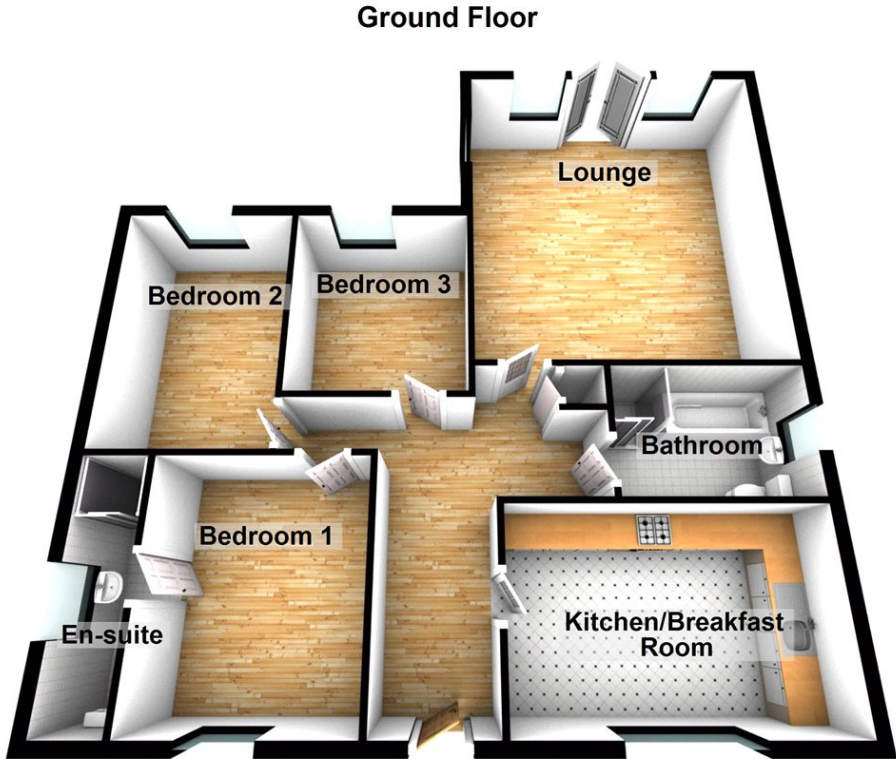


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



18A Edenham Road, Hanthorpe, Bourne, PE10 0RB

O.I.E.O £350,000 Freehold

A superbly presented modern three bedroom detached bungalow located in an off road position in the sought after village of Hanthorpe. The property offers excellent accommodation with all principal rooms off the central hallway including, lounge, 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 to the front there is a driveway providing lots of off road parking and to the rear a generous lawned garden with two timber sheds and fully enclosed by fencing. Please call 01778 392807 for more information.

Superbly Presented Modern Three Bedroom Bungalow | Located in Popular Village of Hanthorpe | Offered For Sale with No Ongoing Chain | Offering Good Accommodation Throughout | EPC Rating C

Winkworth Bourne | 01778392807 |
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ACCOMMODATION

Door Leading to:

Entrance Hall - With oak flooring, radiator, telephone point, access to roof storage space, airing cupboard housing hot water tank and shelving.

Kitchen Dining Room - 13'8" x 9' (4.17m x 2.74m) Fitted wall mounted and floor standing light wood effect kitchen units in L- Shape, complimentary fitted worktop and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, electric oven, space and plumbing under worktop for automatic washing machine and dishwasher further space for fridge/freezer, ceramic floor tiles, radiator, inset ceiling spot lights.

(Please note that although the white goods are not included in this sale they can be purchased separately if required)

Lounge - 17'5" x 15'11" (5.3m x 4.85m) With radiator, TV point, telephone point, French doors and glazed side panels leading to rear garden.



Bedroom One - 10'9" x 9'4" (3.28m x 2.84m) With TV point, telephone point, built in double wardrobes with matching bedside units, radiator, window to front.

En-Suite Shower Room - Double width shower cubicle to one end, low level WC with concealed flush, pedestal wash hand basin, fully tiled to shower cubicle, splash back tiling to remainder walls, ceramic floor tiles, radiator, electric shaver point, extractor fan, inset ceiling spot lights

Bedroom Two - 11'3" x 8'4" (3.43m x 2.54m) With radiator, window to rear.

Bedroom Three - 7'6" x 7'11" (2.29m x 2.41m) With radiator and window to the rear

Family Bathroom - Panelled bath, low level WC with concealed flush, pedestal wash hand basin, separate shower cubicle, complimentary splash back tiling, ceramic floor tiles, radiator, electric shaver point, extractor fan, inset ceiling spot lights.

Outside/Garden - The front of this bungalow is open plan. A block paved driveway provides off road parking for several cars with the reminder of the front garden laid to gravel for easy maintenance with attractive flower borders.

The fully enclosed rear garden offers a good degree of privacy and faces East. To one side of the garden is a large decked patio area with a further paved patio. The remainder of the garden is laid to a neat shaped lawn with attractive borders. There are two timber garden sheds which are included in this sale and an outside light.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

