



## 6 Maple Gardens, Bourne, Lincolnshire, PE10 9DW

£350,000 Freehold

Winkworth are delighted to offer for sale this superbly presented and much improved two bedroom detached bungalow located in the highly sought after Maple Gardens offering walking distance to the town centre with all its amenities. The property offers excellent accommodation benefiting from, lounge, modern fitted kitchen/dining room with utility room off, master bedroom with en-suite, further double bedroom and modern fitted shower room. Outside there is a walled front garden giving access to a driveway leading to a single garage. The rear garden is also part walled and is easy to maintain being mainly paved and gravelled. Please call 01778 392807 for more information.

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**En-Suite Shower Room** - With fully tiled shower cubicle, low level wc, wash hand basin, tiled walls, radiator and frosted window.

**Bedroom Two** - 11'8" x 9'7" (3.56m x 2.92m) With fitted wardrobes, radiator, coved ceiling, power points and upvc double glazed window to the front.

**Shower Room** - Fitted suite comprising, shower cubicle, low level wc, wash hand basin, tiled walls, heated towel rail and frosted window.

**Outside** - To the front there is a part walled garden leading to a generous gravelled driveway providing ample off road parking which leads to a SINGLE GARAGE with up and over door, power and light and personal door to the rear garden. The rear is again part walled and mainly paved and gravelled with flower and shrub borders.

#### LOCAL AUTHORITY

South Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

C

#### ACCOMMODATION

**Entrance Hall** - With tiled flooring, radiator, coved ceiling, built in airing cupboard, access to the loft and door to.

**Lounge** - 19'3" x 11'5" (5.87m x 3.48m) With attractive feature fireplace, upvc double glazed patio doors onto the rear garden, radiator, power points and coved ceiling.

**Kitchen/Diner** - 13'1" x 11'8" (4m x 3.56m) With modern fitted units comprising, one and a half ceramic sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge, tiled walls, radiator, upvc double glazed window to the rear and door leading to.

**Utility Room** - 13'1" x 7'7" (4m x 2.3m) With comprehensive range of fitted units, space and plumbing for washing machine and tumble dryer, space for fridge freezer, tiled flooring, coved ceiling, upvc double glazed to the front and door to the rear.

**Bedroom One** - 13'2" x 11'4" (4.01m x 3.45m) With extensive range of fitted wardrobes, radiator, coved ceiling, power points, upvc double glazed window to the front and door leading to.

