



## 2 Shipley Close, Bourne, Lincolnshire, PE10 9GJ

£250,000 Freehold

A very well presented three bedroom detached bungalow located in this small private development within easy reach of the town centre with no ongoing chain. The property offers excellent accommodation with all principal rooms off the entrance hall benefiting from lounge with conservatory off, kitchen/breakfast room, two double bedrooms, a third bedroom currently used as a dining room and family bathroom. The property also benefits from gas central heating to radiators. Outside to the front there is parking for two/three cars and to the rear a fully enclosed easy to maintain garden making this bungalow a must view. Please call 01667 392807 for more information.

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**Bedroom Two** - 9'6" x 9'1" (2.9m x 2.77m) With window to the side, radiator and power points.

**Bedroom Three/Dining Room** - 10'7" x 7'4" (3.23m x 2.24m) With window to the front, radiator and power points.

**Bathroom** - With panelled bath, low level wc, wash hand basin, part tiled walls, radiator and frosted window.



**Outside** - To the front there is a gravelled driveway providing off road parking and further space for potential parking with a pathway leading to the front door. The rear garden is mainly paved with attractive flower and shrub borders, timber shed and greenhouse and is fully enclosed.

#### LOCAL AUTHORITY

South Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

C

#### ACCOMMODATION

**Entrance Hall** - With built in storage cupboard, access to the loft, radiator and door leading to.

**Lounge** - 13'9" x 12'6" (4.2m x 3.8m) With attractive feature fireplace, radiator, power points and door leading to.

**Conservatory** - 13'3" x 8'11" (4.04m x 2.72m) With upvc double glazed windows and french doors onto the rear garden, power points and wood effect flooring.

**Kitchen/Breakfast Room** - 12'3" x 10'10" (3.73m x 3.3m) With fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in double over, electric hob, integrated fridge, space for freezer, space and plumbing for washing machine, wall mounted gas boiler supplying hot water and central heating, tiled flooring and window to the front.

**Bedroom One** - 14' x 8'9" (4.27m x 2.67m) With window to the rear, radiator and power points.

