

**Dorchester Avenue, Bourne,  
Lincolnshire**

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**FLOOR PLAN**  
1413 sq.ft. (131.3 sq.m.) approx.



**12 Dorchester Avenue, Bourne, Lincolnshire, PE10 9HX**

£440,000 Freehold

We are delighted to offer for sale this stunning completely renovated three bedroom detached bungalow located on the south side of Bourne giving easy access to the A15 road link and Tesco supermarket. The property offers excellent accommodation benefiting from, lounge overlooking the front, superb bespoke fitted kitchen with Quartz worktops and utility room off and 17ft garden room overlooking the rear garden. The extended master bedroom now boasts a dressing room and luxury fitted en-suite, there are two further bedrooms and family bathroom. Outside there is a driveway providing ample off road parking leading to the single garage (other half converted to dressing room and en-suite) and to the rear an established lawned garden with patio. Please call 01778 302807 for more information.

Three Bedroom Detached Bungalow | UPVC Double Glazing | Master Bedroom with En Suite & Dressing Room | Single Garage | EPC Rating D | Council Tax Band D

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## ACCOMMODATION

**Entrance Hall** - New composite front door to Entrance Hallway: LVT flooring, access to roof storage space, vertical radiator, second radiator, double width storage cupboard, further storage cupboard with shelving.

**Family Bathroom** - Panelled bath with centre mixer taps, wall mounted wash hand basin, low level WC with concealed flush, splash back tiling, ceramic floor tiles, chrome heated ladder towel, inset ceiling spot lights.

**Lounge** - 18'4" x 11'11" (5.6m x 3.63m) Feature electric fire (Please note there is a capped gas point behind) vertical radiator, radiator, TV point and upvc double glazed window to the front.

**Kitchen/Breakfast Room** - 17'1" x 10'5" (5.2m x 3.18m) Superb bespoke fitted units comprising, wall mounted and floor standing cupboards including five deep pan drawers, Quartz worktops and splash backs, inset sink with mixer taps and moulded drainer, SMEGG 5 ring induction hob with extractor canopy over, twin electric ovens (Please note one of the ovens is a steam oven) breakfast bar with space for high stools, integrated dishwasher, to end wall further floor standing cupboards with matching Quartz worktop, two wall light points, karndean flooring.

**Utility Room** - 8'11" x 8'3" (2.72m x 2.51m) Floor standing and wall mounted fitted cupboards including a tall larder style cupboard and a boiler cupboard housing a brand new IDEAL gas central heating boiler, integrated fridge, space for American style fridge/freezer, space and plumbing for automatic washing machine, glazed wooden effect uPVC door to outside, karndean flooring.



**Garden Room** - 17'1" x 13'1" (5.2m x 4m) Constructed dwarf brick walls with wooden effect uPVC units over. pitched warm roof with two velux windows and inset ceiling spot lights, fitted window blinds, TV point, vertical radiator, under floor electric heating.

**Bedroom One** - 17'1" x 13'6" (5.2m x 4.11m) Vertical radiator and second radiator, TV point, upvc double glazed window to front.

**Dressing Room** - 7'6" x 7'2" (2.29m x 2.18m) Inset ceiling spot lights and door leading to.

**En-Suite Shower Room** - Double width shower cubicle with glass screen, complimentary splash back tiling, large wash hand basin with vanity unit, low level WC with concealed flush, white heated ladder towel rail, wall mirror with lights, ceramic tiled floor, under floor heating, inset ceiling spot lights.

**Bedroom Two** - 11'7" x 9'10" (3.53m x 3m) With upvc double glazed window to the rear, TV point, radiator,

**Bedroom Three** - 8'2" x 7'10" (2.5m x 2.4m) With upvc double glazed window to the rear, radiator, power points.

**Outside** - The front of this bungalow benefits from a large gravelled driveway which provides off road parking for several cars. A block paved driveway leads to the former double garage which still retains both garage doors. One side of the garage has been converted into the ensuite and dressing room however the left hand side is still a single garage. The block paving continues around the bungalow and leads to the front door. The remainder of the front garden is laid to lawn with an attractive laurel hedge. There is also an outside tap.

The rear garden offers a good degree of privacy. There is a large paved patio with the remainder mostly laid to lawn with attractive mature trees and shrubs. To one side of the garden is another seating area and to the opposite side is a bespoke timber style gazebo ideal for enjoying an outside meal or a drink. Overall a lovely garden to enjoy and relax in.

**Single Garage** - Power and light connected up and over garage door.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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