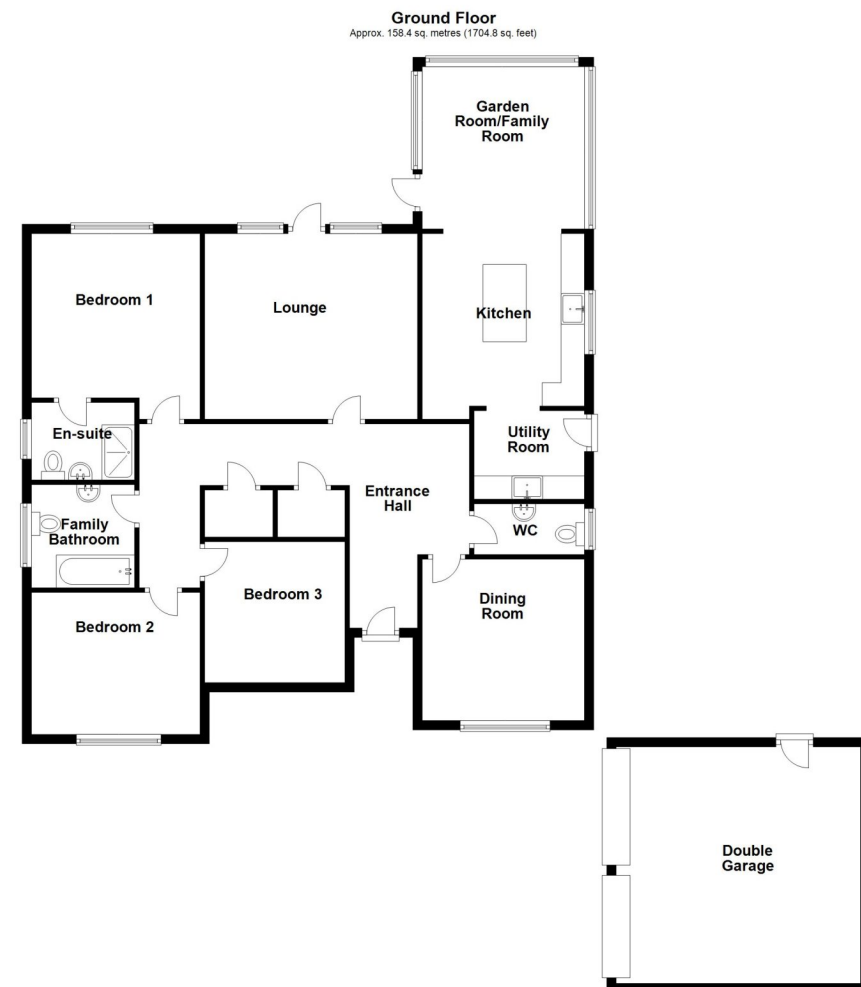


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Total area: approx. 158.4 sq. metres (1704.8 sq. feet)



5 Mandalay Drive, Bourne, PE10 9YG

£450,000 Freehold

Winkworth are delighted to offer for sales this stunning three bedroom detached bungalow located at the end of this highly sought after cul-de-sac just off Mill Drove with views over open fields. The property has been much improved by the current vendor and now benefits from, modern fitted kitchen with Quartz worktops opening to a fantastic garden room/family room, lounge and separate dining room, utility room, master bedroom with en-suite, two further bedrooms and family bathroom plus further cloakroom. Outside there is a block paved driveway providing ample off road parking leading to a detached double garage with electric doors. The rear garden is a lovely lawned garden backing onto open fields and also has a fully insulated summer house with power and light and further shed. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

Winkworth

winkworth.co.uk/bourne

See things differently.



Utility Room - 8'2" x 5'6" (2.5m x 1.68m) With Quartz worktops and inset sink, range of wall and base units, replacement gas boiler supplying hot water and central heating. integrated washing machine, tiled floor, radiator and door to the side.

Garden Room/Family Room - 11'4" x 11'2" (3.45m x 3.4m) With pitched roof and upvc double glazed windows and door onto the garden, tiled flooring and power and TV point.



Master Bedroom - 12'10" x 11'10" (3.9m x 3.6m) With upvc double glazed window to the rear, built in wardrobes, radiator, power points, coved ceiling and door leading to:

En-Suite - 8'4" x 5'5" (2.54m x 1.65m) With fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring, heated towel rail and frosted window.

Bedroom Two - 11'6" x 9'9" (3.5m x 2.97m) With fitted wardrobes, upvc double glazed window to the front, radiator, coved ceiling and power points.

Bedroom Three - 9'11" x 9'10" (3.02m x 3m) With upvc double glazed window to the front, radiator, coved ceiling and power points.

Bathroom - 8'5" x 8'1" (2.57m x 2.46m) With panelled bath, low level wc, wash hand basin, tiled walls, heated towel rail and frosted window.

Outside - To the front there is a block paved driveway providing ample off road parking leading to a DETACHED DOUBLE GARAGE with electric doors, power and light and personal door. The rear garden has a paved patio leading to a well maintained lawned garden being fully enclosed with fantastic views across open fields. There is also a fully insulated summer house/home office (9ft x 9ft) with power and light and double glazed windows and french doors. There is also a further timber shed and a small putting green to the side for any avid golfer.

ACCOMMODATION

Door leading through to:

Entrance Hall - With built in airing cupboard and further storage cupboard, radiator, coved ceiling and door leading to:

Cloakroom - With low level wc, wash hand basin, tiled walls, radiator and frosted window.

Living Room - 15'1" x 13' (4.6m x 3.96m) With upvc double glazed door and windows overlooking the rear garden, feature fireplace, radiator, power points and coved ceiling.

Dining Room - 11'10" x 11'4" (3.6m x 3.45m) With upvc double glazed window to the front, coved ceiling, radiator and power points.

Kitchen - 11'8" x 11'8" (3.56m x 3.56m) With superb modern fitted kitchen comprising, Quartz worktops with inset sink, fantastic range of wall and base units incorporating centre island with induction hob, built in double oven, pull out bins cupboard, integrated fridge freezer, integrated dishwasher, tiled flooring, radiator, upvc double glazed window to the side and open to:



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D