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7 Rangoon Way, Bourne, Lincolnshire PE10 9YJ

£479,995 - Freehold

### Property Summary

This 3 bedroom detached Parker built bungalow is being sold with no onward chain. It is in a popular residential location and offers spacious accommodation. Viewing is highly recommended at the earliest opportunity to appreciate everything the property has to offer.

### Features

- Detached Bungalow
- 3 Bedrooms
- Breakfast/Kitchen & Utility Room
- Dining Room
- Open fields at front
- Double Garage
- Good Decorative Order
- Well Presented Throughout
- No Onward Chain, Viewing Highly Recommended



## Room Descriptions

### Entrance Hall

Front door to Entrance Vestibule. Half frosted inner door to entrance hall. Built-in airing cupboard with hot water tank and shelf.

### Dining Room

10' 0" x 14' 0" (3.05m x 4.27m) into large semi-circular bay window facing west over looking the garden

### Lounge

14' 8" x 12' 9" (4.47m x 3.89m) Sliding patio door and window to rear garden patio, TV point, feature wall, mounted electric fire

### Breakfast Kitchen

13' 3" x 11' 0" (4.04m x 3.35m) minimum. Fitted floor cupboards and worktops to 2 walls including 1 1/4 bowl sink and drainer, wall cupboards over part, fitted dishwasher and fridge, fitted Bosch oven and gas hob, full height shelved spice cupboard at end, tiled splashbacks, tiled floor.

### Utility Room

9' 3" x 6' 4" (2.82m x 1.93m) Worktop with steel sink and drainer and cupboard under, space for washer and dryer and fridge/freezer, tiled splashback and tiled floor, wall mounted Vaillant gas heating boiler and control, half glazed door to outside.

### Bedroom 1

13' 0" x 11' 8" (3.96m x 3.56m) minimum plus entry area, fitted wardrobes and dressing table.

### En Suite Shower Room

8' 9" x 5' 8" (2.67m x 1.73m) Quadrant shower cubicle, washbasin and WC, ladder towel rail, fully tiled walls and floor.

### Bedroom 2

10' 9" x 10' 5" (3.28m x 3.17m) plus entry area

### Bedroom 3 or Study

11' 1" x 10' 5" (3.38m x 3.17m)

### Bathroom

7' 4" x 7' 2" (2.24m x 2.18m) Panelled bath, washbasin and WC, fully tiled walls and floor, ladder towel rail.

### Externally

Brick pavor driveway and parking at front with access to:

### Double Garage

16' 0" x 18' 0" (4.88m x 5.49m) Twin doors at front and personnel door to side.

### Enclosed Rear Garden

Pathway with gate each side give access. Fully enclosed west facing garden garden with mature shrubs, borders and lawn. Two garden sheds are included.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	