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24 Lavender Way, Bourne, Lincolnshire PE10 9TT

£340,000 - Freehold

### Property Summary

Lavender Way is a popular residential location close to local amenities. Bourne itself benefits from regular bus links to both Peterborough and Stamford. This property is being sold with no onward chain and viewing is highly recommended at the earliest opportunity to appreciate everything that it has to offer.

### Features

- Detached Parker Built Bungalow
- Entrance Hall Way
- Kitchen/Diner
- Lounge
- Three Double Bedrooms
- Family Bathroom & Ensuite Shower Room
- Far Reaching Views at Rear

## Room Descriptions

### Ground Floor

#### Accommodation

uPVC part glazed front door to Entrance Hallway: Radiator, access to roof storage space, walk in airing cupboard housing gas central heating boiler and shelving, further cloak storage cupboard.

#### Kitchen/Diner

10' 0" x 15' 3" (3.05m x 4.65m) Fitted floor standing and wall mounted fitted cupboards with complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine, integrated fridge, integrated dishwasher, space for free standing cooker, radiator, telephone point, French doors to outside.

(Please not all appliance's including a table top freezer can be included in the sale if required)

#### Lounge

13' 0" x 15' 3" (3.96m x 4.65m) Pebble effect electric fire with timber surround and polished stone back plate and hearth, TV point, telephone point, sliding patio doors to outside garden, radiator.

#### Family Bathroom

Panelled bath with mixer shower attachment, low level WC, pedestal wash hand basin, complimentary splash back tiling, radiator, electric shaver point and light over sink.

#### Bedroom 1

11' 0" x 13' 3" into bay (3.35m x 4.04m) Fitted wardrobes to one wall, overbed cupboards, radiator, bay window to front.

#### Ensuite Shower Room

Double width shower cubicle with glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, chrome heated ladder towel rail, electric shaver point and light over sink.

#### Bedroom 2

11' 8" x 10' 0" (3.56m x 3.05m) Radiator, window to front.

#### Bedroom 3

10' 1" x 9' 1" (3.07m x 2.77m) Radiator, window to front.

### Gardens

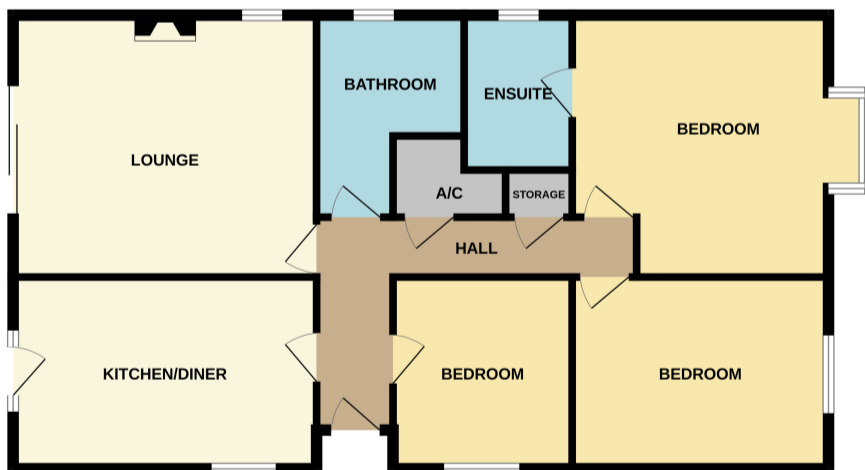
The front of this bungalow is open plan and benefits from a long gravelled driveway which provides off road parking for several cars and leads to a detached double garage with twin up and over doors. The remainder of the front garden is laid to an attractive well stocked shrub bed.

A wrought iron gate opens to the fully enclosed rear garden. The rear garden benefits from a paved patio area and a neat shaped lawn with attractive shrub borders. At the rear of the garden are the most enviable views over looking open fields and towards Bourne woods.

### Double Garage

Pedestrian side door, power and light connected, twin up and garage doors. The left hand side door is has an electric garage door and fob.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix CC024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	