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38 Lavender Way, Bourne, Lincolnshire PE10 9TT

£335,000 -

Property Summary

This property is located close to local amenities and regular bus links to both Peterborough and Stamford. It is being sold with no onward chain. Viewing is highly recommended to appreciate everything that this property has to offer.

Features

- Detached Bungalow
- Large Entrance Hallway
- Kitchen/Diner, Utility Room
- Cloakroom
- Three Double Bedrooms
- Two Bathrooms
- Conservatory
- No Onward Chain

Room Descriptions

Ground Floor

Accommodation

uPVC dark wood effect part glazed door opening to Entrance Hallway - In L-Shape 15'9" max x 9'4" max . Dado rail, radiator, access to roof storage space, large walk in airing cupboard with shelving.

Lounge

14' 11" x 16' 4" max (4.55m x 4.98m) Dado rail, two radiators, gas fire, TV point, telephone point, sliding patio doors to Conservatory.

Conservatory

9' 3" x 11' 6" (2.82m x 3.51m) Constructed dwarf brick walls with uPVC units over, sloped roof with fitted roof and window blinds, wall mounted electric heater, ceramic floor tiles, French doors opening to rear garden.

Kitchen/Diner

11' 8" x 10' 4" (3.56m x 3.15m) Fitted wall mounted and floor standing cupboards, complimentary fitted worktops and splash back tiling, inset polycarbonate sink and drainer with mixer taps, space for double electric oven (This can be included in the sale if required) space under worktop for fridge, ceramic floor tiles, radiator.

Utility Room

5' 5" x 7' 8" (1.65m x 2.34m) Wall mounted gas central heating boiler, fitted worktop, inset stainless steel sink and drainer, space and plumbing under worktop for automatic washing machine and tumble dryer, ceramic floor tiles, radiator, uPVC part glazed door to outside.

Cloakroom

WC, wall mounted wash hand basin, complimentary splash back tiling, ceramic floor tiles, radiator.

Bedroom 1

11' 7" x 11' 8" (3.53m x 3.56m) Fitted wardrobes with bed space between, matching bed side units, radiator, window to front.

Ensuite Bathroom

7' 5" x 5' 8" (2.26m x 1.73m) Panelled bath with mixer shower attachment, WC, pedestal wash hand basin, complimentary splash back tiling, radiator, electric shaver point and light, extractor fan.

Bedroom 2

11' 0" x 11' 4" (3.35m x 3.45m) Radiator, window to rear.

Bedroom 3/Dining Room

8' 11" x 12' 0" (2.72m x 3.66m) Radiator, window to rear.

Bathroom

9' 0" x 7' 5" (2.74m x 2.26m) Panelled bath with mixer shower attachment, WC, pedestal wash hand basin, radiator, complimentary splash back tiling, vinyl flooring, electric shaver point and light.

Externally

Garden

The front of this bungalow is open plan. A block paved driveway provides off road parking and leads to a single garage. There is a further gravelled area to provide more off road parking if required. the remainder of the front garden is laid to a neat shaped lawn with Attractive RUBBER CRUMB pathways and shrub borders.. Timber gates at both sides of the bungalow gain access to the fully enclosed rear garden.

The rear garden benefits from a large paved patio. The remainder is laid to lawn with well stocked borders. There is storage space at both sides of the bungalow as well as a garden tap.

Single Garage

11' 2" x 16' 7" (3.40m x 5.05m) Electric up and over door, power and light connected. There is also a pedestrian door at the rear of the bungalow which leads to the side garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(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	