



Grosvenor Avenue, Bourne
£315,000 **Freehold**

QUENTIN
MARKS



Key Features



- Detached Bungalow
- Beautifully Presented
- 2 Bedrooms
- Ensuite
- Refitted Kitchen

Immaculate Detached Bungalow with Beautiful Garden Room and South West Facing Rear Garden
This immaculate detached bungalow has been thoughtfully improved by the current owners to provide beautifully presented accommodation, complemented by a refitted kitchen, a stunning garden room and a delightful, largely south west facing rear garden.

The property begins with an entrance hallway featuring a large coat cupboard and a separate airing cupboard. The lounge enjoys plenty of natural light from a uPVC double-glazed box bay window to the front, with a beautiful limestone fireplace housing an electric living flame-effect fire, creating an attractive focal point. The refitted kitchen offers an extensive range of units and incorporates an integrated dishwasher, fridge



freezer and a Quooker boiling water tap. Leading off the kitchen is a useful utility room, which houses the Vaillant gas-fired central heating boiler and provides a stable door to the rear garden, together with an internal door giving access to the garage.

The separate dining room features a radiator and a pair of sliding double-glazed patio doors opening into the beautiful Garden Room. This wonderful addition to the property enjoys pleasant views over the rear garden and provides direct access outside, creating an ideal space in which to relax and enjoy the garden throughout the year.

The master bedroom is positioned at the front of the property and benefits from an en suite comprising a low-level WC and a vanity wash hand basin with drawers beneath. The 2nd bedroom is situated to the rear, while the refitted shower room features a low-level WC, a vanity wash hand basin with drawers below and a large walk-in shower tray. Further features include a heated towel rail and shaver point.

Outside, the front garden is laid to lawn, with a driveway providing off-road parking and leading to the garage. Measuring approximately 4.8m x 2.57m, the garage benefits from an up-and-over door, electric lighting, power and an internal door connecting to the utility room. The rear garden is a particularly attractive feature, being largely





Ground Floor

Total floor area 97.9 sq.m. (1,054 sq.ft.) approx

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south west facing and comprising a paved patio area with a pergola overhead, a lawn and a useful garden shed. The garden is fully enclosed, providing a pleasant and private outdoor space in which to relax and entertain.

This beautifully maintained bungalow offers well-appointed accommodation, a range of desirable improvements and a lovely garden setting, making it an appealing home for those seeking comfortable single-storey living.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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INFORMATION



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