



Arnhem Way,
Bourne, Lincolnshire, PE10 9UD

NEWTONFALLOWELL 

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£350,000 Freehold

Situated down a highly sought-after cul-de-sac on the north side of Bourne sits this impressive three bedroom detached bungalow. The property boasts an open kitchen diner, generous living room, extensive conservatory, three spacious bedrooms, family bathroom, and an en-suite to the main bedroom. The property also benefits from its block paved driveway, oversized single garage, and private SOUTH-FACING rear garden.

On entering the property, you are initially met by a bright entrance hall, containing multiple storage cupboards. The first door on your left shows you into an open kitchen diner, enjoying ample worktop space and unit storage, and sliding doors leading you onto the rear garden. Opposite the hallway, the third bedroom is found, which the current owners use as a formal dining room. To the rear of the property, is a generous living room, with double doors leading you into an impressive 4.5m x 4m (approx) conservatory. To the front of the property is two double bedrooms, with the main bedrooms further benefitting from fitted wardrobes and an en-suite shower room.

Outside the front of the property is an extensive block paved driveway and low-maintenance gravelled garden. The driveway also leads you to an oversized single garage, containing side access from the garden and an electric main door. The south-facing rear garden is rather low-maintenance, benefitting tremendously from not being over-looked.



Entrance Hall

Kitchen Diner

15'7 x 10'1 (4.75m x 3.07m)

Living Room

15'4 x 13'1 (4.67m x 3.99m)

Conservatory

14'6 x 13 (4.42m x 3.96m)

Bedroom One

11'8 x 10'11 (3.56m x 3.33m)

En-Suite

7'1 x 5'6 (2.16m x 1.68m)

Bedroom Two

11'9 x 10'1 (3.58m x 3.07m)

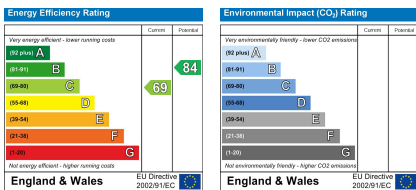
Bedroom Three / Dining Room

10'1 x 9 (3.07m x 2.74m)

Bathroom

9'9 x 7'8 (2.97m x 2.34m)





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TOTAL FLOOR AREA : 1135 sq.ft. (105.4 sq.m.) approx.

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