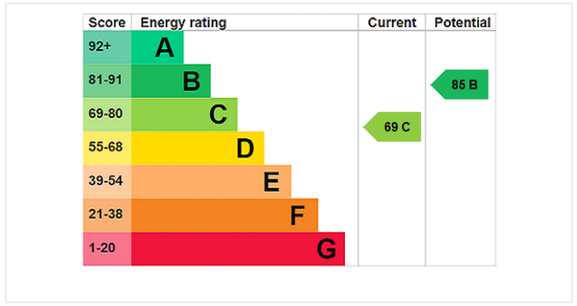
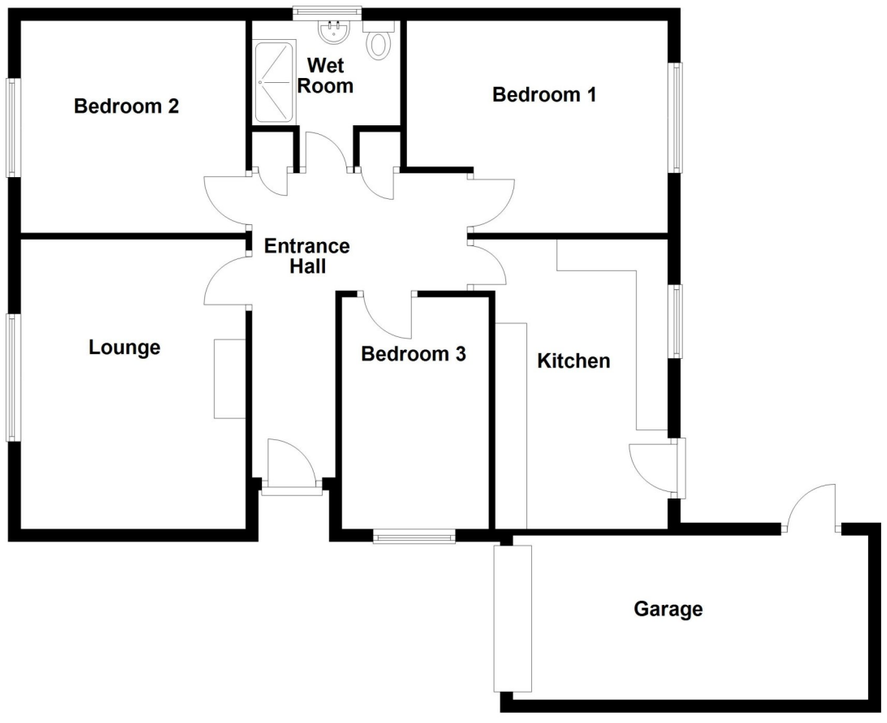


Ground Floor

Approx. 96.8 sq. metres (1042.2 sq. feet)



Total area: approx. 96.8 sq. metres (1042.2 sq. feet)



20 Godiva Crescent, Bourne, Lincolnshire, PE10 9QU

£270,000 Freehold

Offered for sale with NO ONGOING CHAIN this three bedroom detached bungalow benefits from being within easy reach of the town centre and Bourne Woods. The property offers excellent accommodation benefiting from, lounge, kitchen/breakfast room, three generous bedrooms and a modern fitted wet room. The property also benefits from gas central heating to radiators, upvc double glazed windows and solar panels that are owned. Outside there is a private driveway providing ample off road parking leading to a single garage with electric door. The rear garden has a paved patio leading to a well maintained lawned area which is fully enclosed with side access. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - With access to the loft, built in airing cupboard housing gas boiler supplying hot water and central heating, further built in storage cupboard, radiator and power points.

Lounge - 15'1" x 11'9" (4.6m x 3.58m) With feature fireplace, upvc double glazed window to the front, radiator and power points.

Kitchen/Breakfast Room - 15'1" x 9'2" (4.6m x 2.8m) With fitted units comprising, sink with cupboard below, good range of wall and base units, space for cooker, space and plumbing for washing machine, space for fridge freezer, part tiled walls, upvc double glazed window and door to the rear.

Bedroom One - 13'6" x 11'1" (4.11m x 3.38m) With upvc double glazed window to the rear, fitted pull down bed/desk, radiator and power points.

Bedroom Two - 11'9" x 11'1" (3.58m x 3.38m) With upvc double glazed window to the front, radiator and power points.









Bedroom Three - 12'1" x 7'6" (3.68m x 2.29m) With upvc double glazed window to the side, radiator and power points.

Wet Room - Modern fitted suite comprising, shower with pull round curtain, low level wc, wash hand basin, wet boards and two frosted windows.

Outside - To the side there is a private driveway providing ample off road parking leading to a Single Garage with electric door, power and light plus personal door to the side. The rear garden is fully enclosed with a paved patio leading to a well-maintained garden with side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C