



Paul Cutmore Bespoke powered by **exp**[®] UK

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Kingsway, Bourne, PE10 9DP

£325,000

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Entrance Hall

Kitchen/Breakfast Room - 5.11m x 4.37m (16'9" x 14'4")

Conservatory - 5.79m x 4.24m (19'0" x 13'11")

Lounge - 5.82m x 3.78m (19'1" x 12'5")

Inner Lobby

Master Bedroom - 3.48m x 3.33m (11'5" x 10'11")

Bedroom Two - 3.07m x 2.77m (10'1" x 9'1")

Bedroom Three - 3.23m x 2.49m (10'7" x 8'2")

Bedroom Four/Annex

Ensuite to Bedroom 4/Annex

Bathroom

Outside

Front- Walled, with off road parking, double garage door leading to storage area and laid to lawn.

Rear- Laid to lawn, enclosed by fencing, paved patio, mature shrubs and side access.

Agents Note

Annex is open plan with space for kitchen area and ensuite bathroom. The annex has its own rear access and is part converted from garage. Although this could be used as an annex, it also has a door to the kitchen and could easily be incorporated into the property as a 4th bedroom.





- 3/4 Bedroom Detached Bungalow
- Large Conservatory
- Good Size Rear Garden
- Kitchen/ Diner
- Annex potential
- Quote Ref PC0713



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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