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28 Lavender Way, Bourne, Lincolnshire PE10 9TT

£335,000 - Freehold

### Property Summary

This detached bungalow was originally built by Parker Homes. It is located in a popular residential location and benefits from far reaching views across open fields and countryside. Viewing is highly recommended at the earliest opportunity to appreciate everything this property has to offer.

### Features

- Detached Bungalow Built by Parker Homes
- Entrance Hallway
- Kitchen/Diner
- Lounge & Conservatory
- Three Bedrooms
- Ensuite and Family Bathroom
- Spectacular Views at the Rear
- Single Garage and Off Road Parking.





## Room Descriptions

### Ground Floor

#### Accommodation

uPVC part glazed front door, laminate flooring, access to roof storage space, walk in airing cupboard housing hot water tank and shelving for storage, radiator, thermostatic heating controller.

#### Kitchen/Diner

10' 1" x 15' 3" (3.07m x 4.65m) Wall mounted and floor standing light wood effect cupboards with complimentary fitted worktops and splash back tiling, three deep pan drawers, inset stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor canopy over, AEG electric oven, space and plumbing under worktop for automatic washing machine, integrated slim line dish washer, ceramic floor tiles, radiator, telephone point, patio doors to outside.

#### Lounge

12' 11" x 15' 3" (3.94m x 4.65m) Two radiators, coal effect gas fire with cream stone surround back plate and hearth, TV point, sliding doors to Conservatory.

#### Conservatory

9' 3" x 7' 0" (2.82m x 2.13m) Dwarf brick walls with uPVC units over, polycarbonate pitched roof, centre ceiling light and fan, laminate flooring, French doors opening to rear garden.

#### Bedroom 1

10' 11" x 13' 10" into bay window (3.33m x 4.22m) Built in wardrobes to one wall, box bay window to front, radiator.

#### Ensuite Shower

5' 5" x 7' 3" (1.65m x 2.21m) Corner shower cubicle, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, electric shaver point and light over sink, radiator.

#### Bedroom 2

11' 8" x 10' 3" (3.56m x 3.12m) Radiator, window to front.

#### Bedroom 3

9' 1" x 10' 0" (2.77m x 3.05m) Radiator, window to side.

#### Bathroom

9' 8" max x 7' 9" (2.95m x 2.36m) Large walk in shower cubicle with glass concertina door, low level WC with concealed flush, pedestal wash hand basin, chrome heated ladder towel rail, complimentary splash back tiling, ceramic floor tiles, extractor fan.



TOTAL FLOOR AREA: 1034 sq ft. (96.0 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of this, or other, details, cannot be held liable for any errors or omissions. It is the responsibility of the purchaser to verify the accuracy of the floor plan and to ensure that the measurements are correct for their own purposes. The purchaser agrees to accept the measurements as shown on this plan and to hold the seller harmless for any errors or omissions.

## Externally

### Garden

The front of this bungalow is open plan. A Rubber Crumb non slip driveway runs along one side of the bungalow and provides off road parking for several cars and leads to a larger than average single garage with an electric up and over door.

The rear garden is an absolutely lovely feature of the bungalow and benefits from far reaching views across open fields looking towards Bourne woods.

The Rubber Crumb driveway continues into the rear garden and forms a pathway around the bungalow. The remainder of the garden is mostly laid to astro turf with an attractive block paved patio seating area.



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