

10 Pegasus Grove Bourne PE10 9UA

£365,000



Detached Bungalow

Large Breakfast Kitchen

Well Presented

Much Improved

Conservatory

Gas Central Heating

3 Double Bedrooms

Double Garage

Viewing Recommended





GENERAL DESCRIPTION: This is a beautifully presented detached bungalow originally built by M Parker & Sons Ltd to their 'Haven' design. Since it was built it has been improved with a refitted breakfast kitchen, a refitted bathroom and a refitted en-suite. In addition there is a conservatory to the rear.

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The three bedrooms are all doubles, although the 3rd bedroom is currently used as a dining room. Outside there is extensive parking for a number of vehicles and access to a Double Garage with electric roller door.





ENTRANCE PORCH With uPVC double glazed entrance door and uPVC double glazed door to:-

ENTRANCE HALL With radiator, walk in boiler cupboard housing Glow Worm gas central heating boiler and hot water cylinder, linen shelving, access to the loft space, coat cupboard with rail.

LOUNGE 15' 5" x 13' 1" (4.7m x 4.0m) Max With living flame effect gas fire set in feature fireplace, TV point, uPVC double glazed window to the side, 2 radiators, uPVC double glazed French door to the garden.

KITCHEN 15' 5" x 10' 2" (4.7m x 3.1m) Max Refitted with 1½ bowl composite sink unit, extensive range of base units incorporating cupboards and drawers, with worksurfaces and wall cupboards above, plumbing for dishwasher, plumbing for washing machine, Bosch induction hob with extractor hood above, tall unit housing double oven, radiator, uPVC double glazed window to the side, pair of uPVC double glazed French doors to:-

CONSERVATORY 10' 6" x 9' 6" (3.2m x 2.9m) Max Of a brick and uPVC construction, ceramic tiled floor, radiator, uPVC double glazed door to the garden.

BEDROOM 1 14' 1" x 12' 10" (4.3m x 3.9m) Max With a range of wardrobes, walk in uPVC bay window, radiator.

EN-SUITE The refitted en-suite has a concealed flush WC, vanity unit with drawers under, walk in double shower, extractor fan, heated towel rail, uPVC double glazed window to the rear.

BEDROOM 2 11' 10" x 10' 2" (3.6m x 3.1m) Max With a range of wardrobes, radiator, uPVC double glazed window to the front.

BEDROOM 3/DINING ROOM 10' 2" x 9' 2" (3.1m x 2.8m) Max With radiator, uPVC double glazed window to the side.

BATHROOM With concealed flush WC and adjacent cupboards, vanity wash hand basin with cupboards under, panelled bath with shower attached to the taps, fluorescent light/shaver point, heated towel rail, ceramic tiled floor, extractor, uPVC double glazed window to the side.

OUTSIDE

REAR GARDEN With paved patio, dwarf wall with lawn and borders beyond, further corner block paved patio and wooden garden shed.

FRONT GARDEN The front garden is mainly laid to lawn with granite chipped border having inset bushes and shrubs, and with block paved driveway alongside providing parking for a number of vehicles and leading to:-

DOUBLE GARAGE 17' 1" x 16' 9" (5.2m x 5.1m) Max With electric roller door, light and power, uPVC double glazed window to the side and door to the side.

Quentin Marks is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band D