

18A Edenham Road Hanthorpe

Bourne PE10 0RB

**Guide Price £350,000 -  
£360,000**



*Individual Bungalow*

*Large Lounge*

*Large Bathroom*

*Beautifully Presented*

*Fitted Kitchen*

*Off Road Car Parking*

*3 Bedrooms*

*Ensuite To Master*

*No Chain*





**Primrose Cottage**  
**18A Edenham Road**  
**Hanthorpe**  
**Bourne**  
**PE10 0RB**

**GENERAL DESCRIPTION:** This is a beautifully presented individual detached bungalow originally built by Seagate Homes, set in a non estate position. The bungalow has a large lounge with french doors to the rear garden, and with a kitchen of sufficient size to house a breakfast table.

There are 3 bedrooms, with the main bedroom featuring an ensuite, and the large bathroom includes a separate shower cubicle. There is a private rear garden, and ample parking at the front of the property for a few vehicles.

Hanthorpe is a pleasant village, with excellent facilities including a CO-OP store being found nearby in Morton. Offered with NO CHAIN, viewing is recommended.





## **PORCH**

**ENTRANCE HALL** With radiator, oak flooring, airing cupboard with pressurised hot water cylinder, central heating thermostat.

**KITCHEN/BREAKFAST ROOM** 13' 9" x 9' 1" (4.18m x 2.77m) Max With 1½ bowl single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers with worksurfaces and eye level cupboards above, plumbing for washing machine, space for fridge, built in gas hob with oven under with extractor above, radiator, uPVC double glazed window to the front, Glow Worm gas central heating boiler. ceramic tiled floor.

**LOUNGE** 17' 6" x 16' 0" (5.33m x 4.88m) Max With uPVC double glazed window to the side, 2 radiators, a pair of uPVC double glazed French doors to the rear garden with glazed panels to the rear garden, TV point.

**BEDROOM 1** 10' 10" x 9' 5" (3.3m x 2.87m) Max With fitted bedroom furniture comprising bedside cabinets, built in wardrobes with hanging rail and shelving, radiator, TV point.

**EN-SUITE** With low level WC, pedestal wash hand basin, double shower cubicle, radiator, shaver point, ceramic tiled floor, uPVC double glazed window to the side, extractor.

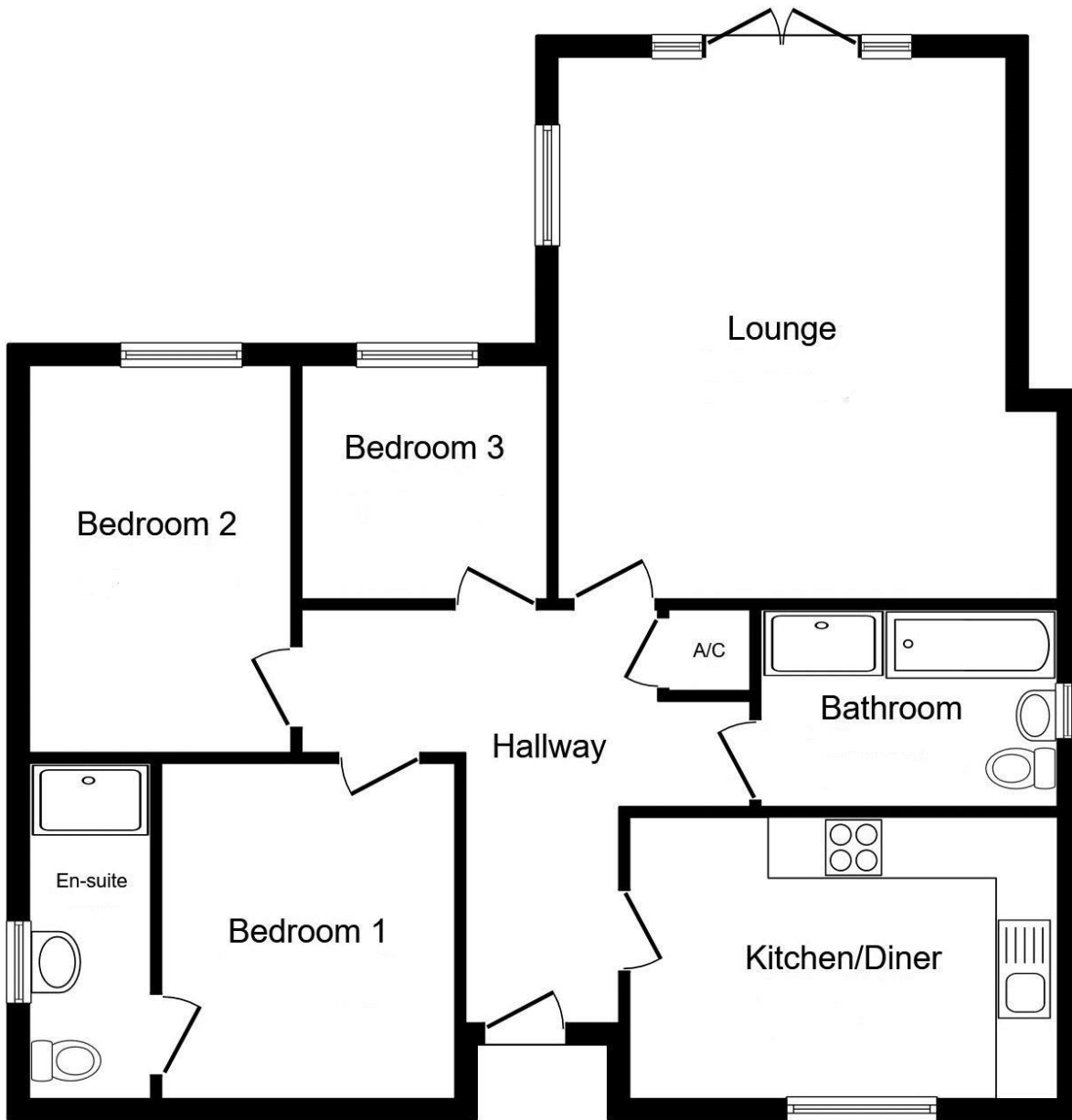
**BEDROOM 2** 11' 4" x 8' 5" (3.45m x 2.56m) Max With radiator, uPVC double glazed window to the rear.

**BEDROOM 3** 7' 10" x 7' 7" (2.4m x 2.3m) Max With radiator, uPVC double glazed window to the rear.

**BATHROOM** With low level WC, pedestal wash hand basin, panelled bath, separate shower cubicle, radiator, uPVC double glazed window to the side, ceramic tiled floor.

**FRONT GARDEN** There is an extensive block paved area providing parking for a number of vehicles.

**REAR GARDEN** With paved patio, lawn and borders, decking area with shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	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 C