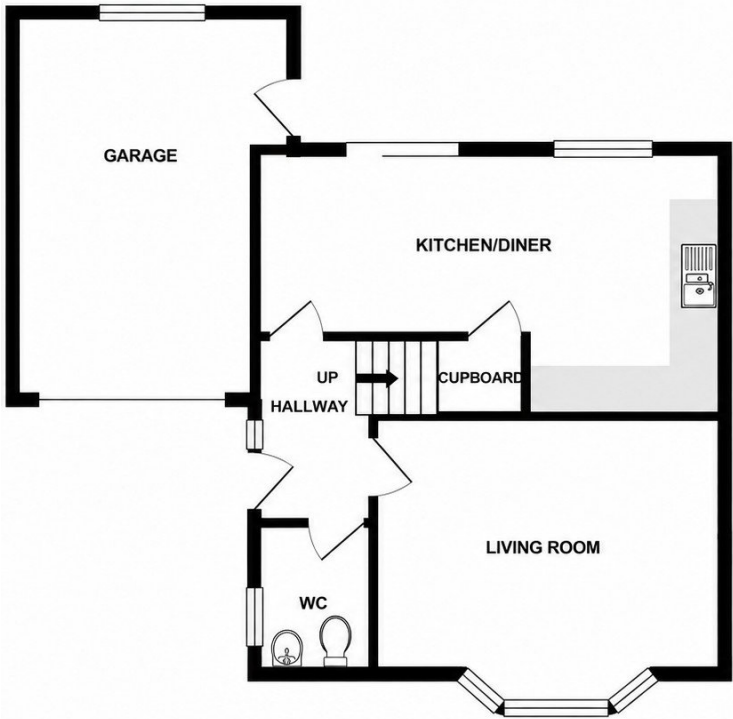


Beech Avenue, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



137 Beech Avenue, Bourne, Lincolnshire, PE10

£310,000 Freehold

This superbly presented and much improved three-bedroom detached home occupies a convenient position within walking distance of Bourne town centre and the popular Bourne Woods, making it ideally placed for access to local shops, amenities and countryside walks. The accommodation is bright, modern and well maintained throughout. On the ground floor, an entrance hallway leads to a comfortable living room with attractive bay window, while to the rear is a particularly impressive open-plan kitchen/dining room. The kitchen is fitted with a range of contemporary units with plenty of space for a family dining table. A bespoke downstairs cloakroom completes the ground-floor accommodation. Upstairs there are three bedrooms and a family bathroom, together with useful built-in storage. Outside, the property benefits from a generous driveway providing ample off-road parking and access to the

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bourne@winkworth.co.uk
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ACCOMMODATION

Entrance Hall - With Karndean flooring, stairs leading to the first floor and door leading to:

Downstairs Cloakroom - A superb newly fitted suite comprising, low level wc, bespoke wash hand basin with cupboard below, Karndean flooring, radiator, part panelled walls and frosted window.

Lounge - 15'3" x 11'5" (4.65m x 3.48m) With upvc double glazed bay window to the front, Karndean flooring, part panelled wall, radiator and power points.

Kitchen/Dining Room - 20'11" x 12'4" (6.38m x 3.76m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, under stairs storage cupboard, upvc double glazed window and french doors to the rear, Karndean flooring, radiator and power points.



First Floor Landing - With door leading to:

Bedroom One - 11'8" x 11'6" (3.56m x 3.5m) With upvc double glazed windows to the front and side, radiator, power points and over stairs wardrobe.

Bedroom Two - 15 x 8'7" (15 x 2.62m) With upvc double glazed window to the rear, radiator, power points and walk in airing cupboard housing hot water tank and gas boiler.

Bedroom Three - 8'11" x 8'6" (2.72m x 2.6m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - 10'5" x 5'5" (3.18m x 1.65m) With modern fitted suite comprising, panelled bath, separate walk in shower cubicle, low level wc, wash hand basin, tiled flooring, tiled walls and frosted window.

Outside - The property is approached via a generous block-paved driveway providing ample off-road parking and access to the attached single garage. The front garden has been designed for low maintenance, being mainly laid to decorative gravel, while attractive modern fencing provides a smart boundary.

The rear garden is beautifully presented and designed for both relaxing and entertaining, featuring a generous paved patio providing an ideal space for outdoor dining. The remainder is mainly laid to lawn with raised planted borders, attractive mature planting and a further seating area to the rear. The garden is fully enclosed by fencing, offering a private and low-maintenance outdoor space.

Garage - With electric roller door, power and light.

Agent's Note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourn) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

LOCAL AUTHORITY

South Ksteven

TENURE

Freehold

COUNCIL TAX BAND

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