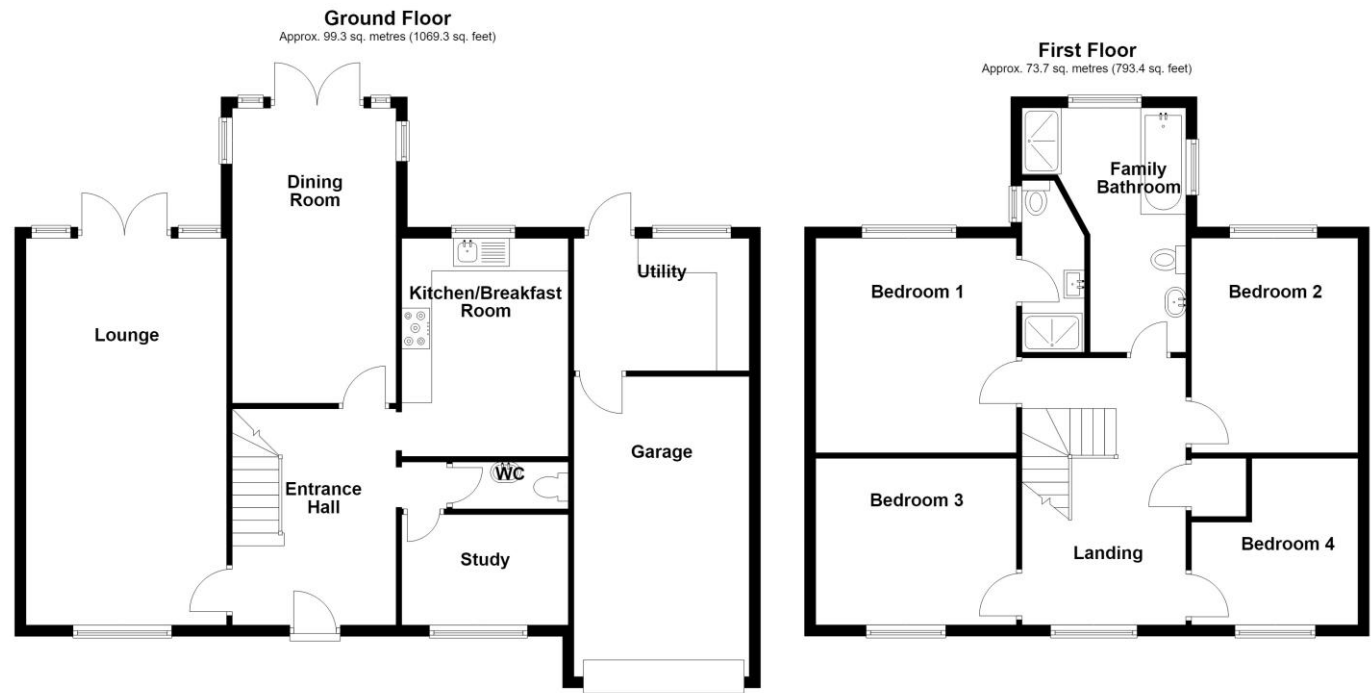


Woodland Avenue, Bourne, Lincolnshire

*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.*



EPC To Follow



9 Woodland Avenue, Bourne, PE10 9RU

£460,000 Freehold

Winkworth are delighted to bring to the market this individual four bedroom detached property situated in one of Bourne's most sought-after residential locations, this impressive home enjoys a particularly enviable position on Woodland Avenue, overlooking the green and within walking distance of Bourne Woods and a range of local amenities. The property offers generous and versatile accommodation throughout, making it an excellent choice for family living, with a welcoming entrance hall leading to a spacious lounge, separate dining room and well-appointed kitchen/breakfast room. There is also a useful study, utility room and downstairs WC, providing excellent practical space for modern family life. To the first floor are four well-proportioned double bedrooms, with the principal bedroom benefiting from its own en suite, alongside a family bathroom. Outside, the property continues to impress with a private and well-established rear garden, complemented by side access to both sides, a garage and extensive block-paved driveway to the front. The attractive outlook over the green, combined with the highly regarded location and generous accommodation, makes this a particularly appealing detached family home. An early viewing is recommended for this one, call 01778 392807

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## ACCOMMODATION

**Entrance Hall** - Stairs to first floor, understairs storage cupboard, radiator, power points, door leading to

**Lounge** - 22'8" x 11'9" (6.9m x 3.58m) UPVC double glazed window to the front with views over the green, log burner, two radiators, power points, UPVC double glazed windows and patio doors to the rear garden, coved ceiling

**Dining Room** - 17'4" x 9'9" (5.28m x 2.97m) UPVC double glazed windows to rear and UPVC double glazed patio doors to rear garden, power points, two radiators, coved ceiling

**Kitchen/Breakfast Room** - 12'6" x 9'8" (3.8m x 2.95m) Excellent range of wall and base units comprising built in fridge/freezer, sink with drainer, space for range cooker with extractor fan above, UPVC double glazed window to rear, radiator, power points, coved ceiling

**Utility Room** - 10'3" x 7'9" (3.12m x 2.36m) UPVC double glazed window to rear, UPVC double glazed rear door to garden, worktop space on two walls, space for dishwasher, space and plumbing for washing machine, space for further undercounter appliance, power points, radiator, coved ceiling, door to garage

**Downstairs Cloakroom** - Low level WC, wash hand basin set in unit with cupboard below, radiator, tiled flooring, extractor fan



**Study** - 9'9" x 6'6" (2.97m x 1.98m) UPVC double glazed window to the front, radiator, power points, telephone point

**First Floor Landing** - Galleried landing, UPVC double glazed window to the front, radiator, power points, access to the loft

**Master Bedroom** - 12'7" x 11'9" (3.84m x 3.58m) UPVC double glazed window to rear, radiator, power points, coved ceiling and door through to

**En Suite** - A modern fitted suite with fully tiled walls and flooring, heated towel rail, low level WC, wash hand basin, shower cubicle, extractor fan, UPVC double glazed frosted window



**Bedroom Two** - 12'5" x 9'9" (3.78m x 2.97m) UPVC double glazed window to the rear, power points, radiator, coved ceiling

**Bedroom Three** - 11'9" x 9'9" (3.58m x 2.97m) UPVC double glazed window to the front, radiator, power points, coved ceiling

**Bedroom Four** - 9'9" x 9'9" max (2.97m x 2.97m max) UPVC double glazed window to front, radiator, power points, coved ceiling

**Family Bathroom** - A modern fitted four suite comprising low level WC, pedestal wash hand basin, tiled panelled bath, shower cubicle, fully tiled walls and flooring, heated towel rail, two UPVC double glazed frosted windows, extractor fan



**Outside** - Situated in a desirable position on Woodland Avenue, the property enjoys an open outlook over the green to the front, with a block-paved driveway providing off-road parking. To the rear is a well-established and private garden, laid mainly to lawn with mature flower and shrub borders, enclosed by fencing and benefiting from side access on both sides.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

E

