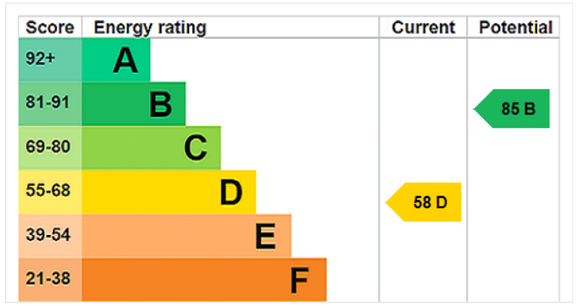
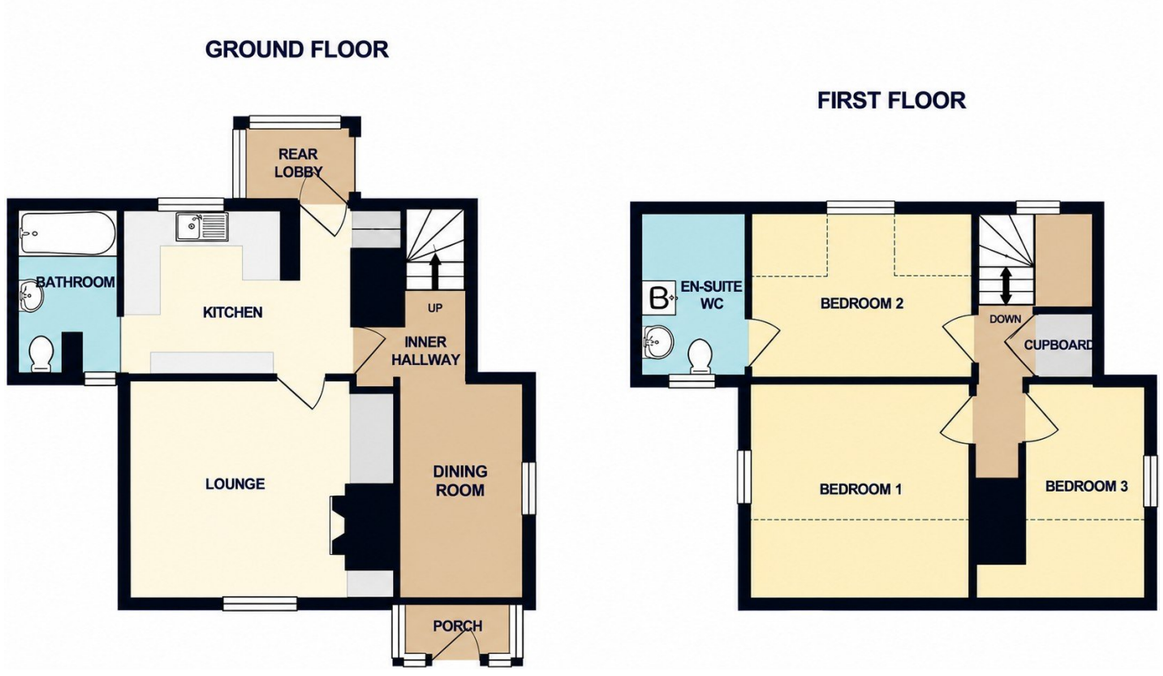










17 Bedehouse Bank, Bourne, Lincolnshire, PE10

OIEO £250,000 Freehold

This attractive cottage offers a wonderful blend of character, charm and comfortable living, with exposed beams and a cosy lounge featuring a traditional fireplace and gas stove. The accommodation includes a separate dining room, a charming fitted kitchen, ground floor bathroom and three first floor bedrooms, with an en-suite WC serving bedroom two. Outside, the property enjoys a delightful enclosed rear garden, mainly laid to lawn with established borders, a winding pathway and a lovely decked seating area overlooking Bourne Eau River, providing a peaceful spot to relax and unwind. To the front, a generous driveway provides ample off-road parking and leads to a detached garage. Perfectly positioned in a quiet yet convenient location, within easy walking distance of the town centre and its amenities, this individual home offers a rare opportunity to purchase a character cottage with a truly charming setting. Viewing is highly recommended to appreciate everything this lovely home has to offer.

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ACCOMMODATION

Entrance Porch - With door leading to:

Dining Room - 11' x 6'6" (3.35m x 1.98m) With upvc double glazed window to the side, part beamed wall, radiator, power points and open to:

Inner Hall - 9' x 6' (2.74m x 1.83m) With turning stair case to the first floor, part exposed stone wall, radiator and open to:

Kitchen - 11'5" x 8'9" (3.48m x 2.67m) With modern fitted units comprising, cenemic sink with cupboard below, good range of wall and base units, space for cooker with extractor above, space and plumbing for washing machine, space for fridge freezer, part tiled walls, upvc double glazed window to the rear, door to the bathroom and door leading to:

Lean-To - 6'4" x 5'2" (1.93m x 1.57m) With Withdows and door to the rear garden.

Bathroom - 9'1" x 5'5" (2.77m x 1.65m) With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, radiator and frosted window.









Lounge - 13'8" x 11'2" (4.17m x 3.4m) With feature beamed ceiling and walls, feature fireplace with gas feature fire, radiator, power points and upvc double glazed window to the front.

First Floor Landing - With built in airing cupboard and door leading to:

Bedroom One - 11'6" x 11'11" (3.5m x 3.63m) (Restricted ceiling height to part of the room) upvc double glazed window to side aspect, radiator and power points.

Bedroom Two - 12' x 8'7" (3.66m x 2.62m) (Restricted ceiling height to part of the room) upvc double glazed window to side aspect, radiator and power points.

En-Suite - 9' x 5'4" (2.74m x 1.63m) (Restricted ceiling height to part of the room) Fitted with a low level WC, pedestal wash hand basin, wall mounted boiler, upvc double glazed window to front aspect.

Bedroom Three - 11' x 6'6" (3.35m x 1.98m) (Restricted ceiling height to part of the room) upvc double glazed window to side aspect, radiator and power points.

Outside - To the front of the property is a gravelled driveway providing off-road parking, together with a detached garage.

Garage - With up and over door.

Rear - To the rear is a good-sized enclosed garden, mainly laid to lawn with established flower and shrub borders. A winding gravel pathway leads to a timber decked seating area at the bottom of the garden, overlooking Bourne Eau River. The garden is enclosed by timber fencing and mature hedging.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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