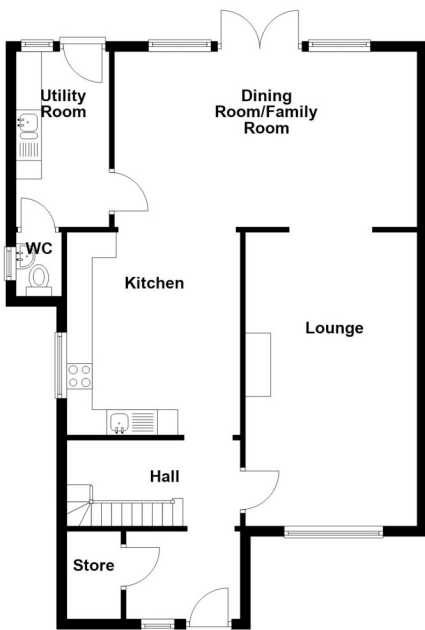
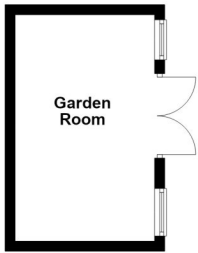


EPC TO FOLLOW

Ground Floor

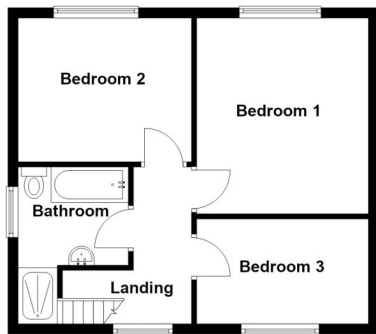
Approx. 88.0 sq. metres (947.2 sq. feet)



Total area: approx. 129.7 sq. metres (1395.6 sq. feet)

First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



59 Westwood Drive, Bourne, Lincolnshire, PE10

£299,950 Freehold

An excellent opportunity to purchase this much improved and extended three bedroom semi-detached home, enjoying a sought-after position on the west side of Bourne, within easy walking distance of the town centre and local schools. Offering spacious and versatile accommodation throughout, the property is ideally suited to modern family living. The ground floor features a welcoming entrance hall, a comfortable lounge and a fitted kitchen opening through to a superb extended dining/family room, providing a fantastic space for everyday living and entertaining, with French doors overlooking the rear garden. Further benefits include a separate utility room and downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms and a family bathroom. One of the property's standout features is the fantastic, generously sized south-west facing rear garden, offering an ideal setting for enjoying the afternoon and evening sunshine. Within the garden is a substantial log cabin providing a versatile additional space that could be used for a home office, gym, games room or entertaining area. Combining spacious family accommodation, a wonderful garden and a highly convenient location, this impressive home really must be viewed to be fully appreciated.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

Winkworth

winkworth.co.uk/bourne

See things differently.



Utility Room - 11'4" x 6'4" (3.45m x 1.93m) With sink with cupboard below, range of fitted cupboard, space and plumbing for washing machine, space for tumble dryer, gas combi boiler supplying hot water and central heating, upvc double glazed window and door to the rear garden and door to:

Downstairs Cloakroom - Newly fitted suite comprising, wash hand basin with cupboard below, low level wc, part panelled walls, radiator and frosted window.

First Floor Landing - With upvc double glazed window to the front and door to:

Bedroom One - 12'3" x 11'2" (3.73m x 3.4m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Two - 11'4" x 9'4" (3.45m x 2.84m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 11'2" x 6'10" (3.4m x 2.08m) With upvc double glazed window to the front, part panelled walls, radiator and power points.

Bathroom - With panelled bath, separate shower cubicle, low level wc, wash hand basin, tiled walls, radiator and frosted window.

Outside - To the front there is a gravelled driveway providing ample off road parking.

The property enjoys a fantastic, generously proportioned south-west facing rear garden, offering an excellent outdoor space for families and entertaining. The garden is predominantly laid to lawn, complemented by a variety of mature trees and established shrubs providing a pleasant, leafy setting

Log Cabin - 14'7" x 9'3" (4.45m x 2.82m) With windows and double opening doors, power and light, two electric heaters and internet connection.

ACCOMMODATION

Entrance Porch - With upvc double glazed window to the front, walk in storage cupboard and archway to:

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

Lounge - 19'1" x 11'2" (5.82m x 3.4m) With attractive feature fireplace, upvc double glazed window to the front, radiator, power points and pocket doors leading to:

Family Room/Dining Room - 18'8" x 11'5" (5.7m x 3.48m) With LVT flooring, upvc double glazed french doors and windows to the rear garden, radiator, power points, two Velux windows and open to:

Kitchen - 12'3" x 11'2" (3.73m x 3.4m) With fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge freezer, upvc double glazed window to the side and LVT flooring.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B