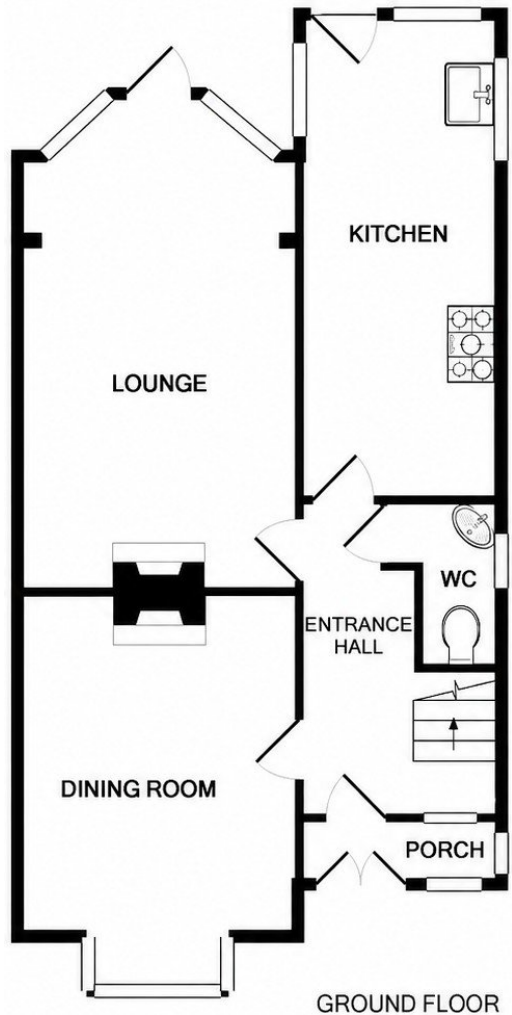
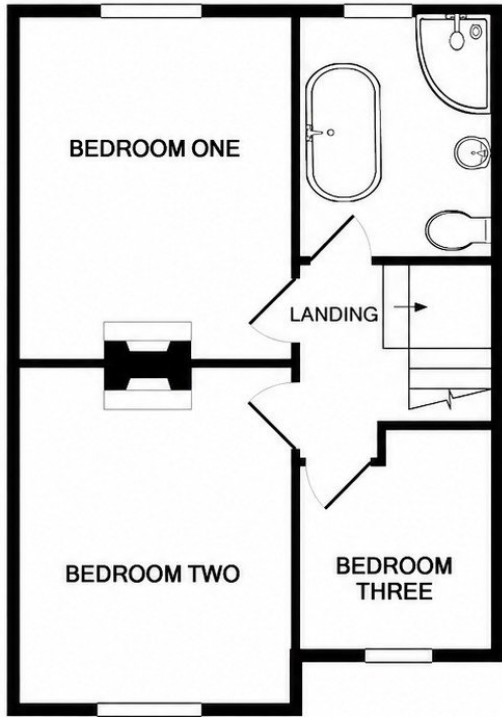


EPC TO FOLLOW



GROUND FLOOR



1ST FLOOR

NORTH ROAD PE10 9BT



58A, North Road, Bourne, Lincolnshire, PE10 9BT

£300,000 Freehold

Located on one of Bourne's most sought-after roads, this attractive three-bedroom detached home offers a wonderful blend of character, space and lifestyle. The property features two generous reception rooms, a well-appointed kitchen, downstairs cloakroom and three good-sized bedrooms served by a family bathroom. Retaining much of its original charm, including feature fireplaces and timber flooring, the home provides comfortable and versatile accommodation throughout. Outside, there is ample off-road parking to the front, while the established rear garden is a particular highlight, boasting a covered entertaining area, greenhouse, vegetable garden and a charming summerhouse, creating the perfect space for relaxing and entertaining alike. Viewing is highly recommended.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
[winkworth.co.uk/bourne](https://www.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](https://www.winkworth.co.uk/bourne)

See things differently.



ACCOMMODATION

Entrance Porch - With door to:

Entrance Hall - With wooden flooring, radiator, power points, stairs leading to the first floor and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin.

Lounge - 13'11" x 10'5" (4.24m x 3.18m) With attractive fireplace with woodburning stove, wooden flooring, radiator, power points and bay with door to the rear garden.

Dining Room - 13'1" x 10'5" (4m x 3.18m) With upvc double glazed bay window to the front, attractive feature fireplace, wooden flooring, radiator and power points.

Kitchen - 18'1" x 7'6" (5.5m x 2.29m) A bespoke wooden kitchen with good range of wall and base units complemented by Granite worktops, Belfast sink, space for range cooker with extractor above, space for fridge freezer, space and plumbing for washing machine and dishwasher, part tiled walls, tiled flooring, windows to the rear and side and stable door to the rear garden.



First Floor Landing - With access to the loft, upvc double glazed window to the side and door to:

Bedroom One - 13'5" x 10'5" (4.1m x 3.18m) With upvc double glazed window to the rear, attractive feature fireplace, picture rail, radiator and power points.

Bedroom Two - 12'6" x 10'5" (3.8m x 3.18m) With upvc double glazed window to the front, attractive feature fireplace, radiator and power points.

Bedroom Three - 8'6" x 7'7" (2.6m x 2.3m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - 8'9" x 7'4" (2.67m x 2.24m) Fitted suite comprising, freestanding bath, separate shower cubicle, low level wc, wash hand basin, part tiled walls, tiled flooring, heated towel rail and upvc double glazed windows to the rear and side.

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

The rear garden is a wonderful extension of the home, offering a private and established outdoor space perfect for both relaxation and entertaining. Immediately adjoining the property is a generous paved patio area, ideal for al fresco dining and enjoying the sunshine, complemented by attractive planted borders and a variety of mature shrubs. A particular feature is the impressive covered seating area, creating a fantastic all-weather entertaining space with room for outdoor furniture and barbecues. Beyond this, the garden continues with a lawned section, mature trees and specimen planting which provide a lovely sense of privacy and seclusion. For those with green fingers, there is a productive vegetable garden together with a greenhouse, while a charming timber summerhouse offers excellent versatility as a hobby room, home office or peaceful retreat. The garden enjoys a well-established feel throughout, combining practical growing space with attractive seating areas to create a delightful and highly usable outdoor environment.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C