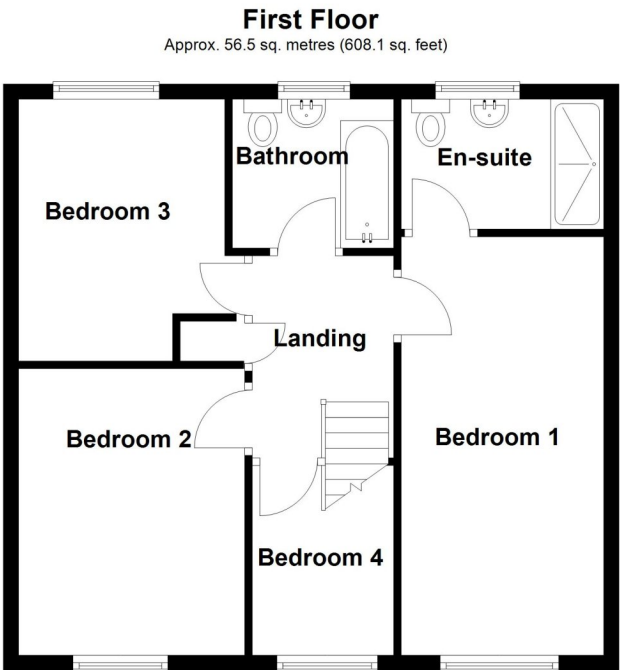
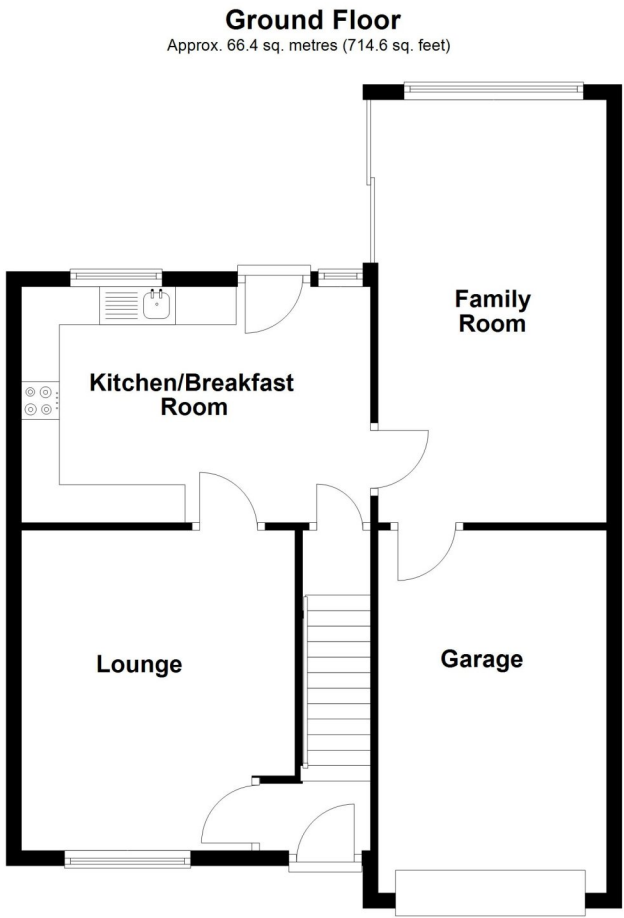


Rochester Court, Bourne, Lincolnshire

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		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 122.9 sq. metres (1322.7 sq. feet)



22 Rochester Court, Bourne, Lincolnshire, PE10

£300,000 Freehold

We are delighted to offer for sale this stunning extended four bedroom detached family home located at the end of this cul-de-sac on the northern side of Bourne that really must be viewed. The property is immaculate throughout and benefits from entrance hall with stairs to the first floor, lounge overlooking the front, modern fitted kitchen/breakfast room and fantastic family room/dining room with doors onto the rear garden. Upstairs the master bedroom boasts a modern fitted en-suite, three further bedrooms and family bathroom. Outside there is a driveway providing off road parking leading to a garage and to the rear a lovely south facing garden. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
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See things differently.



ACCOMMODATION

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

Lounge - 13'10" x 12'6" (4.22m x 3.8m) With attractive feature fireplace, wooden flooring, upvc double glazed window to the front, radiator, power points and door leading to:

Kitchen/Breakfast Room - 15'7" x 10'2" (4.75m x 3.1m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in electric oven, gas hob with extractor above, integrated larder fridge, integrated dishwasher, integrated washing machine, wall mounted gas boiler supplying hot water and central heating, upvc double glazed window and door to the rear, under stairs storage cupboard and door leading to:

Family Room/Dining Room - 18'3" x 8'9" (5.56m x 2.67m) With laminate flooring, radiator, power points, upvc double glazed window and doors to the rear garden and personal door to the garage.



First Floor landing - With door leading to:

Bedroom One - 17'9" x 8'9" (5.4m x 2.67m) With upvc double glazed window to the front, radiator, power points and door to:

En-Suite - Modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Two - 11'7" x 9'5" (3.53m x 2.87m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 11'3" x 9'7" (3.43m x 2.92m) With upvc double glazed window to the rear, laminate flooring, radiator and power points.

Bedroom Four - 8'4" x 6'7" (2.54m x 2m) With upvc double glazed window to the front, laminate flooring, radiator and power points.

Family Bathroom - With fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside - To the front there is a gravelled driveway providing off road parking leading to:

Garage - 15'9" x 9'11" (4.8m x 3.02m) With up and over door, power and light.

Rear - The rear garden is a lovely south facing garden with paved patio leading to an established lawned garden idea for outdoor entertaining.

Agent's Note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourne) 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 Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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