

Churchill 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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



43 Churchill Avenue, Bourne, PE10 9QA

O.I.E.O £575,000 Freehold

Winkworth are delighted to offer for sale this executive four-bedroom detached family home, built by Towngate Developments and situated within walking distance of Bourne town centre. The property offers spacious and versatile accommodation, including two reception rooms, a kitchen/breakfast room, utility room, four bedrooms and two en-suite facilities. The property is also being offered for sale with no onward chain. The ground floor comprises a welcoming entrance hall, generous lounge, separate dining room and a fitted kitchen/breakfast room, providing an ideal space for everyday family life. There is also a useful utility room, downstairs cloakroom and additional storage. Upstairs, the master bedroom benefits from a dressing room and en-suite shower room. There are three further well-proportioned bedrooms, one of which also benefits from an en-suite, and a family bathroom. The property further benefits from a double garage with power and lights, providing additional storage and parking potential. Conveniently positioned close to Bourne town centre, the property is within walking distance of a range of shops, amenities and local facilities. This property is not one to be missed, and an early viewing is recommended to appreciate the quality of home on offer.

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Executive Four-Bedroom Detached House | Two Bedrooms with En Suite |
Double Garage & Ample off Road Parking | No Onwards Chain | EPC Rating B |
Council Tax Band E



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See things differently.



ACCOMMODATION

Entrance Hall - Tiled flooring, oak staircase to first floor, built in storage cupboard, underfloor heating

Downstairs Cloakroom - Low level WC, pedestal wash hand basin, extractor fan, UPVC double glazed frosted window

Dining Room - 13'10" x 11'9" (4.22m x 3.58m) Underfloor heating, UPVC double glazed bay window to the front

Lounge - 19'6" x 13' (5.94m x 3.96m) UPVC double glazed bay window to the front, underfloor heating, UPVC double glazed patio door to the rear garden

Kitchen/Diner - 22'9" x 13'7" (6.93m x 4.14m) Excellent range of wall and base units with quartz worktops, built in eye-level ovens, electric hob with extractor over, built in dishwasher, built in drinks fridge, power points, space for American fridge/freezer, one and a half bowl composite sink unit. UPVC double glazed patio doors into rear garden, UPVC double glazed window overlooking the rear garden, tiled flooring with underfloor heating and spotlights

Utility Room - 7'2" x 6'5" (2.18m x 1.96m) Space and plumbing for washing machine, space for tumble dryer, composite sink, power points, tiled flooring with underfloor heating, door to the side, cupboard containing hot water tank.



First Floor landing - UPVC double glazed window to the front, built in storage cupboard, two radiators, velux window

Bedroom One - 19'6" x 13' (5.94m x 3.96m) Radiator, power points, UPVC double glazed windows to the front and rear, loft access, archway through to

Dressing Area - 10'7" x 7'9" (3.23m x 2.36m) Two built in wardrobes, velux window, radiator and power points

En Suite - Tiled flooring, fully tiled shower cubicle, low level WC, wash hand basin, velux window, two heated towel rails, extractor fan



Bedroom Two - 13'7" x 10'10" (4.14m x 3.3m) UPVC double glazed window, power points, radiator, door to

En Suite - Tiled flooring, fully tiled shower cubicle, low level WC, pedestal wash hand basin, extractor fan, velux window, heated towel rail

Bedroom Three - 11'2" x 9'6" (3.4m x 2.9m) UPVC double glazed window to the front, radiator, power points

Bedroom Four - 11'2" x 9'6" (3.4m x 2.9m) Radiator, power points, UPVC double glazed window



Family Bathroom - Wash hand basin set in unit with cupboard below, heated towel rail, tiled flooring, low level WC, panelled bath with shower over & fully tiled surround, UPVC double glazed frosted window, extractor fan

Outside - To the front there is a gravel driveway providing parking for multiple vehicles and access to a double garage with electric doors, power and light.

The rear garden benefits from a paved patio accessed via the patio doors from the lounge and kitchen, the rest of the garden is laid to lawn with fencing to all side and gated access round both sides of the property.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

