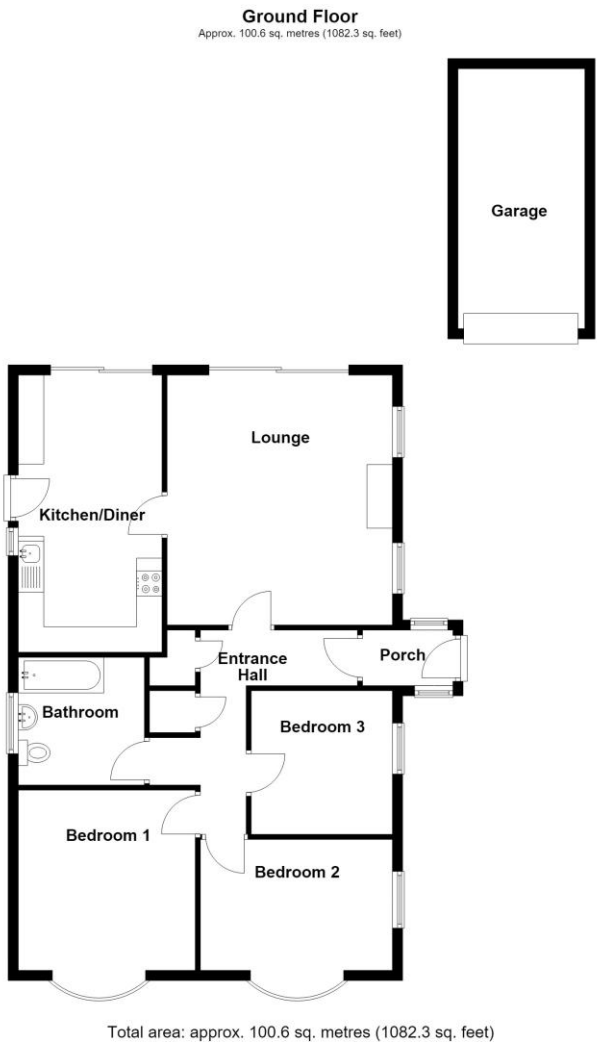
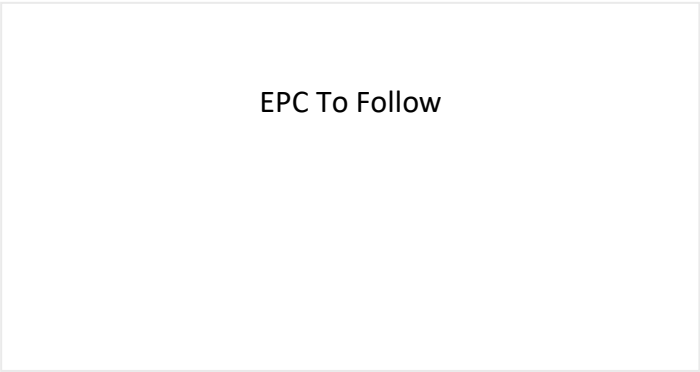


Beech Avenue, Bourne, Lincolnshire

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.



118 Beech Avenue, Bourne, PE10 9RB

O.I.E.O £290,000 Freehold

Winkworth are delighted to offer for sale this three bedroom detached bungalow, ideally located within easy reach of Bourne town centre and the popular Bourne Woods. The property offers well-proportioned and versatile accommodation comprising an entrance hall, comfortable lounge, kitchen/dining room, three bedrooms and a bathroom. The property also benefits from uPVC double glazing and gas central heating. Outside, there is a driveway providing off-road parking and access to the garage, while to the rear is an established enclosed garden, south facing and predominantly laid to lawn with a paved seating area, mature borders and a timber garden shed. Offering plenty of scope for a new owner to update and personalise, this detached bungalow occupies a convenient and established residential position, making it an excellent opportunity for those looking for single-storey living close to the town's amenities and woodland walks.

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

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Three Bedroom Detached Bungalow | Kitchen/Dining Room | Lounge Overlooking
The Garden | No Chain | Garage & Driveway | Close to Twon & Bourne Woods



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See things differently.



ACCOMMODATION

Porch - With upvc double glazed windows to the side and door to:

Entrance Hall - With oak flooring, access to the loft, radiator, power points and door leading to:

Lounge - 16'1" x 14'6" (4.9m x 4.42m) With attractive feature fireplace, upvc double glazed patio doors onto the rear garden, two upvc double glazed windows to the side, radiator, power points and door leading to:

Kitchen/Diner - 17'9" x 9'3" (5.4m x 2.82m) With range of fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space and plumbing for washing machine, space for fridge, LVT flooring, upvc double glazed window and door to the side, patio doors to the rear garden, radiator and power points.

Bedroom One - 11'9" x 11'5" (3.58m x 3.48m) With upvc double glazed bay window to the front, radiator and power points.

Bedroom Two - 11'9" x 8'7" (3.58m x 2.62m) With upvc double glazed bay window to the front, radiator and power points.

Bedroom Three - 9'3" x 9' (2.82m x 2.74m) With upvc double glazed window to the side, radiator and power points.



Bathroom - 8'6" x 8'2" (2.6m x 2.5m) With panelled bath with wall mounted shower, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside - The is a generous block paved driveway providing ample off road parking with access to:

Single Garage - With up and over door, power and light.

Rear - The rear is an established enclosed garden, south facing and predominantly laid to lawn with a paved seating area, mature borders and a timber garden shed and access to the garage.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

