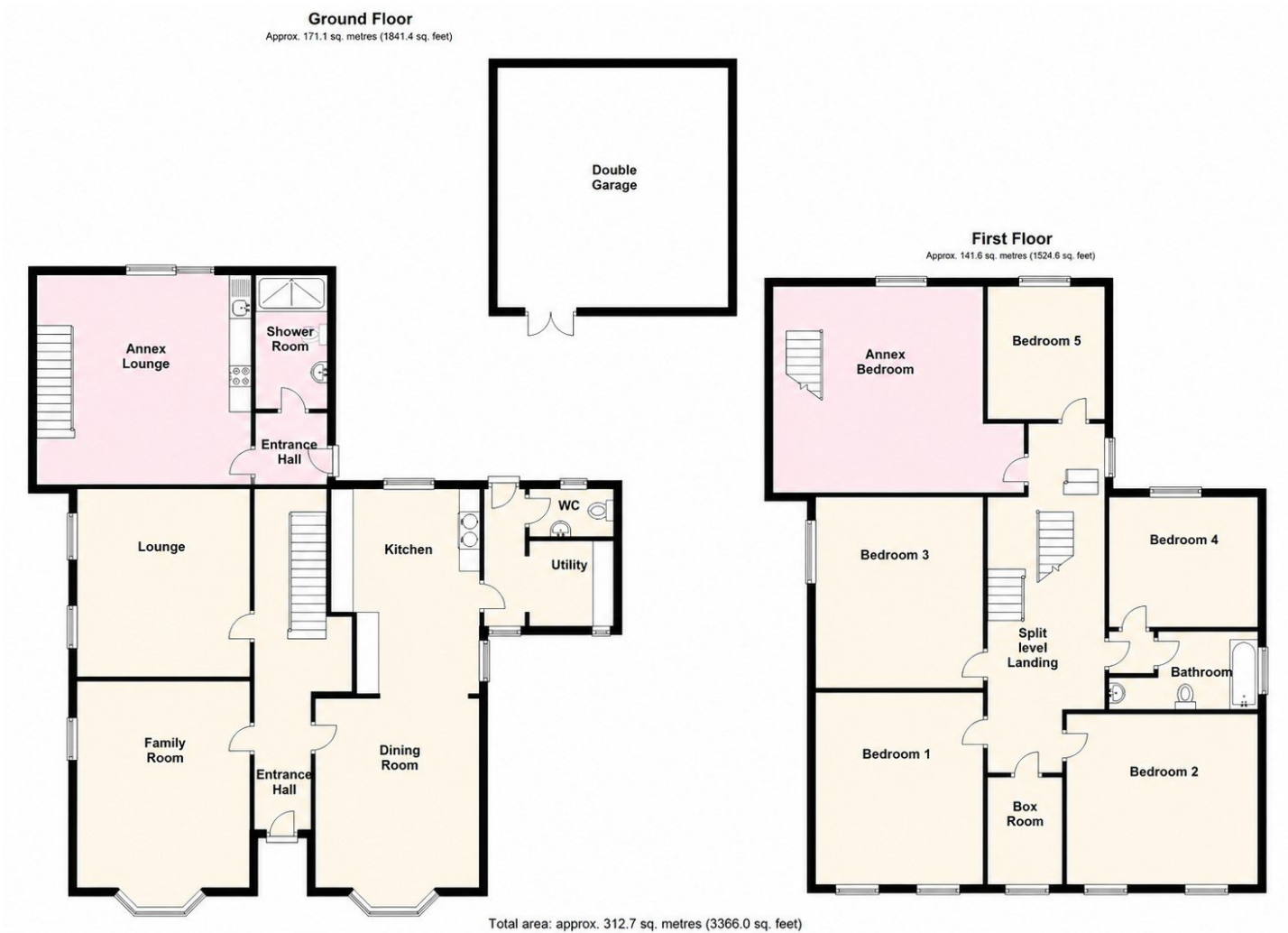


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	57	75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



1 North Road, Bourne, PE10 0AP

£550,000 Freehold

Winkworth are delighted to offer for sale this impressive double fronted period home with fantastic accommodation including a completely self-contained annex with its own kitchen and shower room. Located in the heart of the Town Centre with all of Bourne’s amenities on its doorstep this deceptive home is a must view with accommodation benefiting from, lounge, family room and dining room, kitchen with bespoke hand painted units, utility room and cloakroom. On the first floor there are five bedrooms plus a box room/study, family bathroom and door leading to the annex bedroom (if required). The annex is completely self contained but could be easily used as the main house if needed and benefits from its own shower room, spacious ground floor lounge/kitchen with stairs leading to a first floor bedroom. Outside there is a gated gravelled driveway leading to a detached double garage. There is also an established fully enclosed rear garden. Please call 0778 392807 for more information.

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ACCOMMODATION

Door leading through to:

Entrance Hall - With stairs leading to the first floor, moduleo flooring, under stairs storage recess and door leading through to:

Family Room - 15' x 13'4" (4.57m x 4.06m) With UPVC double glazed bay window overlooking the front and side with fitted shutters, built in storage, original fitted bookcase, moduleo flooring, cast-iron radiator and power points.

Lounge - 14'1" x 13'8" (4.3m x 4.17m) With two UPVC double glazed windows with shutters to the side, attractive feature fireplace with real open fire, cast-iron radiator, power points and moduleo flooring.

Dining Room - 14'9" x 13'9" (4.5m x 4.2m) With UPVC double glazed bay window with shutters overlooking the front, moduleo flooring, feature fireplace, cast-iron radiator and archway leading through to

Kitchen - 15'7" x 11'7" (4.75m x 3.53m) With fitted units comprising ceramic sink with cupboard below, good range of bespoke hand painted units, space for range cooker, integrated dishwasher, integrated fridge, part tiled walls, moduleo flooring, UPVC double glazed window to the rear and side and door leading through to



Side Lobby - With door leading to the rear, UPVC double glazed window to the front, moduleo flooring and door leading through to:

Utility Room - 7' x 6'7" (2.13m x 2m) With fitted work surface, space and plumbing for washing machine, space for upright fridge/freezer, wall mounted boiler supplying hot water and central heating and moduleo flooring.

Downstairs Cloakroom - Low level WC, wash hand basin and frosted window.

First Floor Landing - Split level landing with UPVC double glazed window to the side and door leading through to:

Bedroom One - 14'3" x 13'4" (4.34m x 4.06m) With two UPVC double glazed windows to the front, cast-iron radiator, original fitted wooden wardrobe and power points.

Bedroom Two - 13'2" x 12'8" (4.01m x 3.86m) With UPVC double glazed window to the front, original built in wooden wardrobe, cast-iron radiator and power points.

Bedroom Three - 15' x 13'4" (4.57m x 4.06m) With UPVC double glazed window to the side, cast-iron radiator, feature fireplace and original built in wooden wardrobe.

Bedroom Four - 11'7" x 9'7" (3.53m x 2.92m) With UPVC double glazed window overlooking the rear garden, cast-iron radiator and power points.

Bedroom Five - 10'5" x 8'5" (3.18m x 2.57m) With UPVC double glazed window overlooking the rear garden, radiator and power points.

Box Room - 8'9" x 5'2" (2.67m x 1.57m) With UPVC double glazed window overlooking the front.

Family Bathroom - This under-stated recently fitted Victorian style bathroom with floor to ceiling brick tiles, bath with traditional style shower over, high level wc and handbasin with custom made storage cabinet below.

Annex - Door leading through to:

Entrance Hall - With tiled flooring, door leading through to living room and door leading through to

Shower Room - Modern fitted suite comprising fully tiled shower cubicle, low level WC, wash hand basin, heated towel rail, part tiled walls, tiled flooring and UPVC double glazed frosted window.

Living Room - 16'5" x 15' (5m x 4.57m) A bright and spacious room with stairs leading to the first-floor bedroom, radiator, power points, UPVC double glazed sliding doors onto the rear garden. There is a fitted kitchen which is open to the living room comprising range of fitted units, single drainer sink, built in oven and microwave, built in hob, integrated fridge and wood effect flooring.

First Floor Bedroom - 17'6" (5.33) narrowing to 14'5" (4.4) x 14' (4.27) With UPVC double glazed window overlooking the rear, radiator and power points. There is also a door which connects to the main first floor landing in the main house if required.

Outside - To the side there is a gated gravel driveway providing ample off-road parking leading to a detached double garage (20'7" x 20'7") with double opening doors, power, light and window to the side. The rear garden has a paved patio leading onto an established lawned garden with attractive shrub and tree borders, fully enclosed by fencing as well as a summer house and side access.