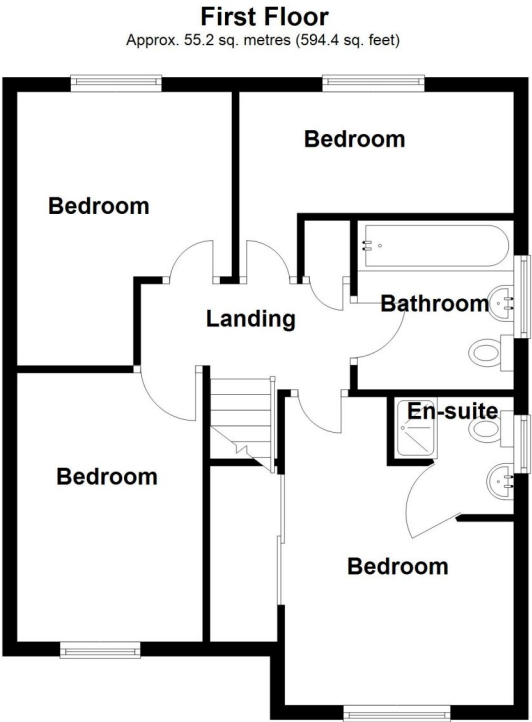
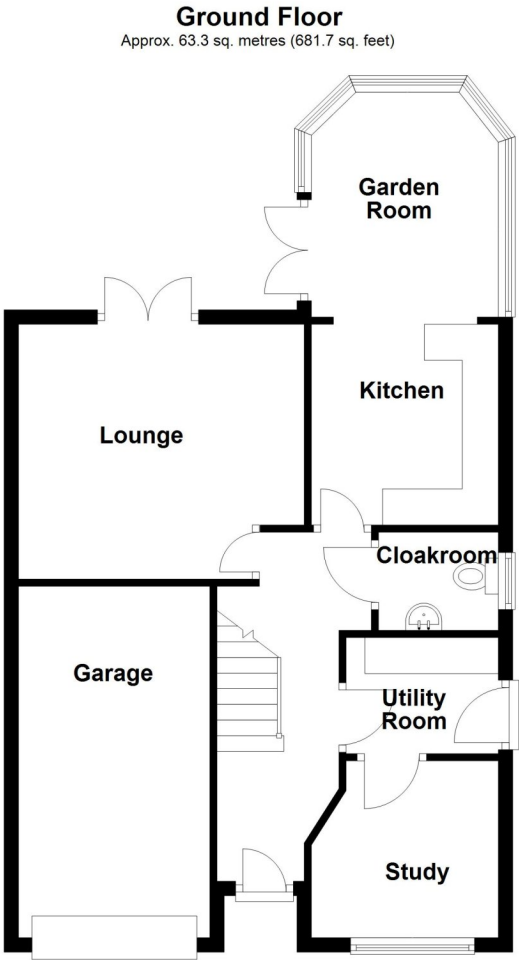
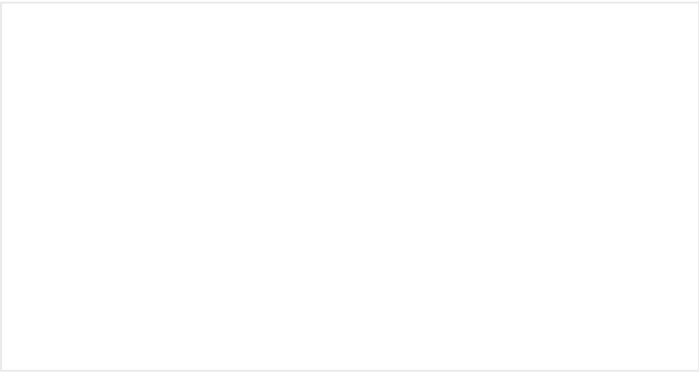


Southfields, Bourne

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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.



Total area: approx. 118.6 sq. metres (1276.1 sq. feet)



44 Southfields, Bourne, PE10 9TZ

£325,000 Freehold

We are delighted to present this much-improved four-bedroom detached family home located in a small cul-de-sac within this sought-after development, offering convenient access to the town centre and the Grammar School. The property provides excellent and well-balanced accommodation throughout, including a welcoming lounge with French doors opening onto the rear garden, a separate study, utility room and a useful downstairs cloakroom. The modern fitted kitchen flows beautifully into the garden room, creating a superb open-plan space perfect for everyday family living and entertaining. Upstairs, the master bedroom enjoys a contemporary fitted en-suite, complemented by three further good-sized bedrooms and a modern family bathroom. Outside, the property features a block-paved driveway providing off-road parking for approximately three vehicles, while to the rear is a fully enclosed, low-maintenance garden laid with artificial grass—an ideal setting for outdoor relaxation and entertaining.

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ACCOMMODATION

Entrance Hall - Radiator, under stairs storage cupboard, ceramic floor tiles, stairs to first floor and door to

Downstairs Cloakroom - Low level WC, pedestal wash hand basin, splash back tiling, ceramic floor tiles, window to side, extractor fan.

Utility Room - 7'6" x 7' (2.29m x 2.13m) With space and plumbing for washing machine and tumble dryer, includes integrated fridge/freezer and newly fitted units/worktop, door to the side and door leading to:

Study - 9'4" x 6'7" (2.84m x 2m) With fitted oak desk, upvc double glazed window to the front, power points and radiator.

Lounge - 13'4" x 11'4" (4.06m x 3.45m) With upvc double glazed french doors onto the rear garden, attractive feature fireplace, TV point, telephone point, radiator and power points.



Kitchen - 12'1" x 9'3" (3.68m x 2.82m) With stunning new fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units complemented by worktops with upstands, built in double oven and microwave, induction hob with extractor above, space and plumbing for dishwasher, space for fridge, fitted breakfast bar, LVT flooring, under cabinet lighting, feature radiator and open to:

Garden Room - 10'7" x 9'8" (3.23m x 2.95m) Being half brick with tiled roof, upvc double glazed windows and doors onto the rear garden, radiator and power points.

First Floor Landing - Airing cupboard housing combi boiler controlled by Hive smart thermostat, access to fully boarded roof storage space with power and light and fitted pull-down loft ladder, radiator.

Bedroom One - 14'6" x 10'4" (4.42m x 3.15m) Built in double wardrobe with mirrored fronts, TV point, telephone point, radiator, window to front and door to:

En-Suite Shower Room - Superb newly fitted suite comprising walk in shower cubicle, low level wc and wash hand basin set in unit with cupboard below, tiled walls, heated towel rail, LVT flooring and frosted window.

Bedroom Two - 12' x 8'3" (3.66m x 2.51m) With upvc double glazed windows to the front, radiator and power points.

Bedroom Three - 12'2" x 10' (3.7m x 3.05m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 12'1" x 8'10" (3.68m x 2.7m) With upvc double glazed window to the rear, radiator and power points.

Bathroom - Panelled bath with wall mounted shower and glass screen, pedestal wash hand basin, low level WC, fully tiled walls, ceramic floor tiles, heated ladder towel rail and frosted window.

Outside - To the front there is a block paved driveway with parking for three cars leading to a single garage with electronic up and over door. The rear garden has a paved patio with pergola above. The garden benefits from artificial grass and is fully enclosed by fencing with side access. There is also a timber shed and outside lighting.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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