



21 Windle Drive, Bourne, Lincolnshire, PE10 0DB

£300,000 Freehold

We are delighted to offer for sale this stunning and much improved four bedroom detached home with no ongoing chain. The property offers deceptive accommodation benefiting from, lounge with bay window, fantastic open plan kitchen/dining room with bespoke newly fitted kitchen with Quartz worktops and breakfast bar, utility room and downstairs cloakroom, on the first floor the master bedroom boasts a newly fitted en-suite, three further bedrooms and replacement family bathroom. The property also benefits from, moduleo flooring, solar panels and an AV charging point. Outside there is off road parking for 2/3 cars and a garage/store (part has been converted within the kitchen area) and to the rear a lovely part walled garden with artificial grass providing a perfect maintenance free sitting area.

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, Moduleo flooring, radiator, built in storage cupboard and door leading to:

Lounge - 15'4" (4.67) x 10'9" (3.28) (into bay) With upvc double glazed bay window and further window to the side, Moduleo flooring, radiator and power points.

Kitchen/Dining Room - 24'1" x 11'7" (7.34m x 3.53m) A fantastic open plan room which the current vendors have extended into part of the garage to create this spacious kitchen with modern fitted units comprising, inset sink with cupboard below, excellent range of wall and base units complemented by Quartz worktops with fitted centre island and breakfast bar, built in oven and further combi/microwave oven, induction hob with extractor above, integrated fridge freezer, pull out larder cupboard, Moduleo flooring, french doors onto the rear garden and door leading to:

Utility Room - 7'1" x 3'3" (2.16m x 1m) With fitted Quartz worktop and fitted wall and base units, space and plumbing for washing machine, Moduleo flooring and door leading to:



Downstairs Cloakroom - With low level wc, wash hand basin and Moduleo flooring.

First Floor Landing - Built in airing cupboard and door leading to.

Bedroom One - 12'9" x 8'5" (3.89m x 2.57m) With upvc double glazed windows to the front and side, fitted wardrobes, radiator, Moduleo flooring, power points and door leading to:

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

Bedroom Two - 12'3" x 8'4" (3.73m x 2.54m) With french doors and Juliett balcony overlooking the rear, wall mounted air con unit, Moduleo flooring, radiator and power points.

Bedroom Three - 11'5" x 10'5" (3.48m x 3.18m) With upvc double glazed windows, Moduleo flooring, radiator and power points.

Bedroom Four - 8'6" x 7'7" (2.6m x 2.3m) With upvc double glazed windows, Moduleo flooring, radiator and power points.

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

Outside - To the front there is a driveway providing off road parking and EV charging point with further parking to the other side which leading to the Garage/Store. The rear garden is part walled with a generous patio leading to artificial grass with established shrub borders. There is also a quality pergola providing a pleasant sitting area.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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