

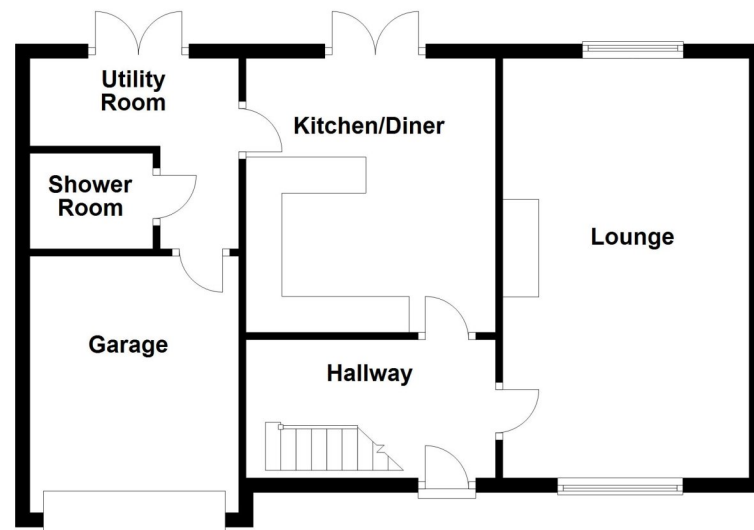
Westwood Drive, Bourne

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

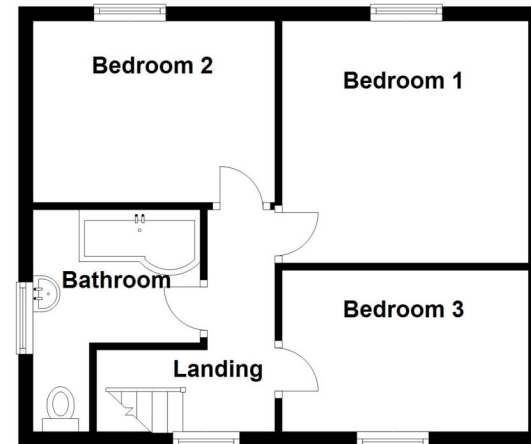
Ground Floor

Approx. 59.5 sq. metres (641.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



Total area: approx. 98.7 sq. metres (1062.8 sq. feet)



54 Westwood Drive, Bourne, PE10 9PY

£289,950 Freehold

A superbly presented and much improved three bedroom semi detached home located on the sought after west side of Bourne with no ongoing chain. The property has been renovated by the current vendors but still need a few finishing touches now boasting a modern fitted kitchen with oak worktops, new gas boiler, modern fitted bathroom, upvc double glazed windows and potential downstairs shower room. Outside there is a generous driveway providing ample off road parking and to the rear a good size garden with the potential to finish a timber home office/workshop making this home a must view. Please call 01778 392807 for more information.

Three Bedroom Semi-Detached House | Beautifully Renovated | Fantastic Established Rear Garden | No Ongoing Chain | EPC Rating E | Council Tax Band B

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ACCOMMODATION

Double Glazed Door Leading to:

Entrance Hall - Stairs leading to the first floor, radiator, power points, telephone point and door leading through to

Lounge - 19'1" x 11'3" (5.82m x 3.43m) UPVC double glazed windows to the front and rear, oak flooring, feature fireplace, radiator and power points

Kitchen Dining Room - 12'6" x 11'4" (3.8m x 3.45m) Newly fitted units comprising one and a half drainer sink unit, excellent range of wall and base units, built in oven and hob, space for upright fridge freezer, UPVC double glazed french doors overlooking the rear, exposed feature brick wall, oak flooring, feature radiator, and door leading to.

Utility Room - With french doors onto the rear garden, door to the garage and door leading to.

Shower Room - Needs to be finished but all plumbing connected.

First Floor Landing - UPVC double glazed window overlooking the front and door leading to.



Bedroom One - 11'8" x 11'8" (3.56m x 3.56m) UPVC double glazed window overlooking the rear, radiator and power points.

Bedroom Two - 12'2" x 9'5" (3.7m x 2.87m) UPVC double glazed window overlooking the rear, radiator and power points

Bedroom Three - 11'8" x 7'5" (3.56m x 2.26m) UPVC double glazed window over the front, radiator and power points

Family Bathroom - Newly fitted suite comprising P-shaped bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Outside - To the front there is a gravelled driveway providing ample off road parking leading to a small garage with electric rolltop door, power and light.

Rear Garden - Particular feature of the property being a generous size with paved patio leading onto artificial lawned garden. There is also a timber home office/workshop that is not finished which the vendor is happy to remove if required or can easily stay for any prospective buyer to finish.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

