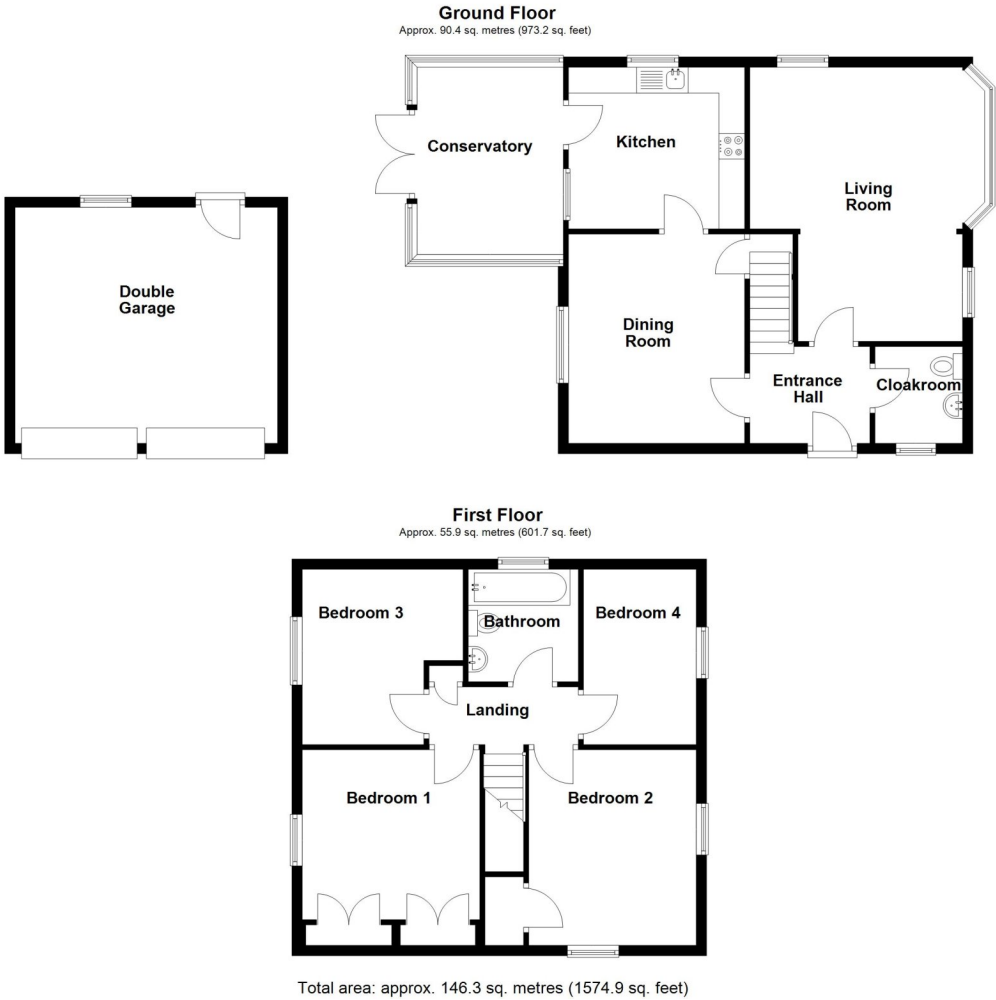


Beech Avenue, Bourne, Lincolnshire

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



117 Beech Avenue, Bourne, PE10 9RB

£360,000 Freehold

A superbly presented and much improved four bedroom detached family home located on the popular Beech Avenue giving easy access to the town centre and Bourne Woods. The property offers excellent family accommodation benefiting from, living room with bay window, separate dining room, modern fitted kitchen with Quartz worktops, conservatory and downstairs cloakroom. On the first floor there are four well-proportioned bedroom and modern fitted family bathroom. The property sits on a generous corner plot with plenty of parking plus a detached double garage. There is a fully enclosed part walled rear garden with timber workshop with power and light and further 14ft x 10ft shed. The property also benefits from Solar Panels which are owned and will stay, gas central heating to radiators and upvc double glazed windows. Please call us 01778 392707 for more information.

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, radiator, power points and door leading to:

Downstairs Cloakroom - 6'1" x 6' (1.85m x 1.83m) With low level wc, wash hand basin, radiator and frosted window.

Living Room - 17'1" (5.2) x 16'1" (4.9) (narrowing to 10'5" (3.18)) With attractive feature fireplace, upvc double glazed bay window to the front and further windows to the side, radiator, power points and dado rail.

Dining Room - 12'4" x 11'3" (3.76m x 3.43m) With upvc double glazed window, under stairs storage cupboard, radiator, power points and door to:

Kitchen - 11'3" x 10'4" (3.43m x 3.15m) With modern fitted units comprising, inset sink with cupboard below, excellent range of wall and base units complemented by Quartz worktops, built in oven and gas hob with extractor above, integrated dishwasher, integrated fridge freezer, integrated washing machine, upstands, upvc double glazed window to the rear and side and french door leading to:

Conservatory - 12'10" x 9'7" (3.9m x 2.92m) Being half brick with upvc double glazed window and french doors onto the rear garden.



First Floor Landing - With built in storage cupboard and door leading to:

Bedroom One - 12'3" x 11'6" (3.73m x 3.5m) With upvc double glazed window to the rear, extensive fitted wardrobes and draws, radiator and power points.

Bedroom Two - 12'3" x 10'8" (3.73m x 3.25m) With upvc double glazed window to the front and side, over stairs storage cupboard, radiator and power points.

Bedroom Three - 10'7" (3.23) x 10'8" (3.25) (narrowing to 7'8" (2.34)) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 10'6" x 8'8" (3.2m x 2.64m) With upvc double glazed window, radiator and power points.

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

Outside - To the front there is a large gravelled driveway providing lots of off road parking leading to:

Double Garage - 17'8" x 17'4" (5.38m x 5.28m) With two up and over doors, power and light plus personal door to the rear garden.

Rear - The rear garden is fully enclosed with paved patio leading onto a lawned garden with 14ft x 10ft timber shed plus a 13ft x 7ft workshop with power and light.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D

