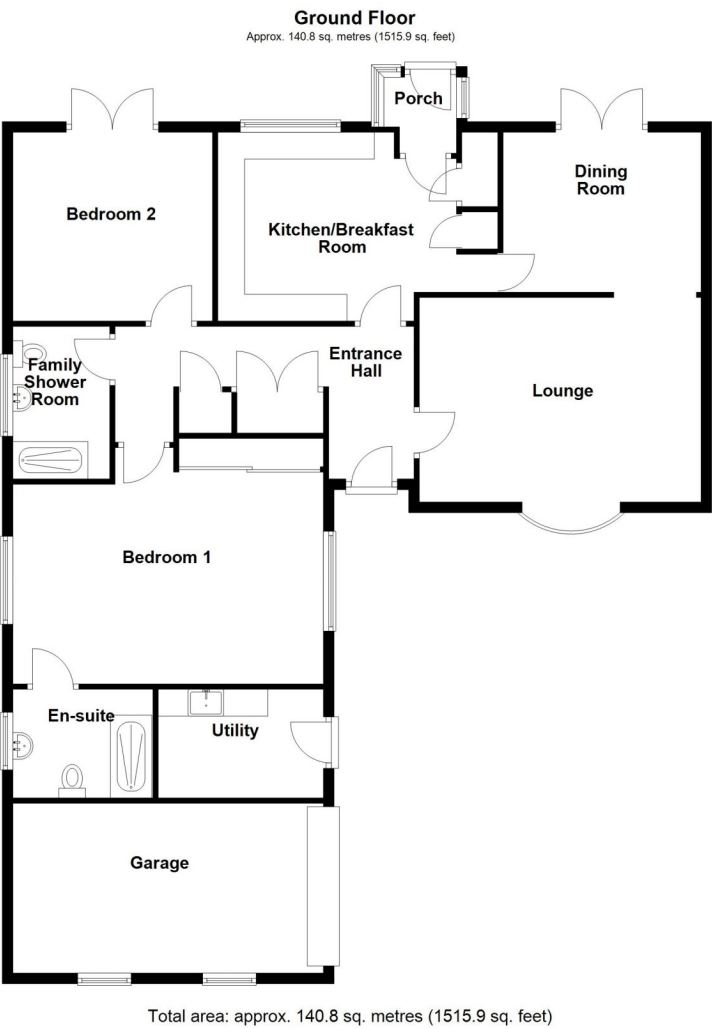


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



28 Maple Gardens, Bourne, Lincolnshire, PE10 9DW

£425,000 Freehold

Winkworth are delighted to offer for sale this fantastic former three bedroom detached bungalow now converted into two bedrooms located in one of Bourne's most sought after locations. The property has been completely renovated and much improved by the current vendors benefiting from, lounge with oak flooring and bay window, dining room with french doors onto the rear garden, modern fitted kitchen with Quartz worktops, impressive 19ft master bedroom with fitted wardrobes and modern fitted en-suite, further bedroom and modern fitted family shower room. The property also benefits from upvc double glazed windows and doors, gas central heating to radiators, water softener and fitted blinds. Outside there is a block paved driveway leading to a garage with electric rolltop door and to the rear a fully enclosed easy to maintain garden with summer house.

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winkworth.co.uk/bourne

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ACCOMMODATION

Entrance Hall - With oak flooring, radiator, power points, Built in storage cupboard and door leading to:

Lounge - 17'1" x 12'2" (5.2m x 3.7m) With oak flooring, upvc double glazed window overlooking the front, downlights, radiator, power points and archway leading to:

Dining Room - 12'1" x 9'9" (3.68m x 2.97m) With french doors leading to the rear, downlighters, oak flooring, radiator, power points and door leading to:

Kitchen/Dining Room - 17'2" x 11'3" (5.23m x 3.43m) With superb modern fitted units comprising, excellent range of fitted units complemented by Quartz worktops and inset sink with waste disposal unit, upstands, built in oven and hob with extractor above, built in microwave, integrated fridge freezer, space and plumbing for washing machine, upvc double glazed window overlooking the rear, two built in storage cupboards, radiator and oak effect flooring.

Rear Porch - With windows and door onto the rear garden.



Master Bedroom - 19'1" x 12'1" (5.82m x 3.68m) A super open plan room that has been opened up into bedroom thee with upvc double glazed window to the front and rear, built in wardrobes, downlighters, oak flooring, power points and door leading to:

En-Suite Shower Room - With modern fitted walk in shower, low level wc, wash hand basin, part tiled walls, heated towel rail and upvc double glazed frosted window.

Bedroom Two - 12'3" x 10'8" (3.73m x 3.25m) With oak flooring, radiator, power points and double glazed french doors onto the rear garden.

Family Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Outside - To the front there is a block paved driveway providing ample off road parking leading to a GARAGE with electric rolltop door, power and light and two windows. To the rear there is a paved patio leading to an easy to maintain artificial grass garden being fully enclosed with summer house.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D

