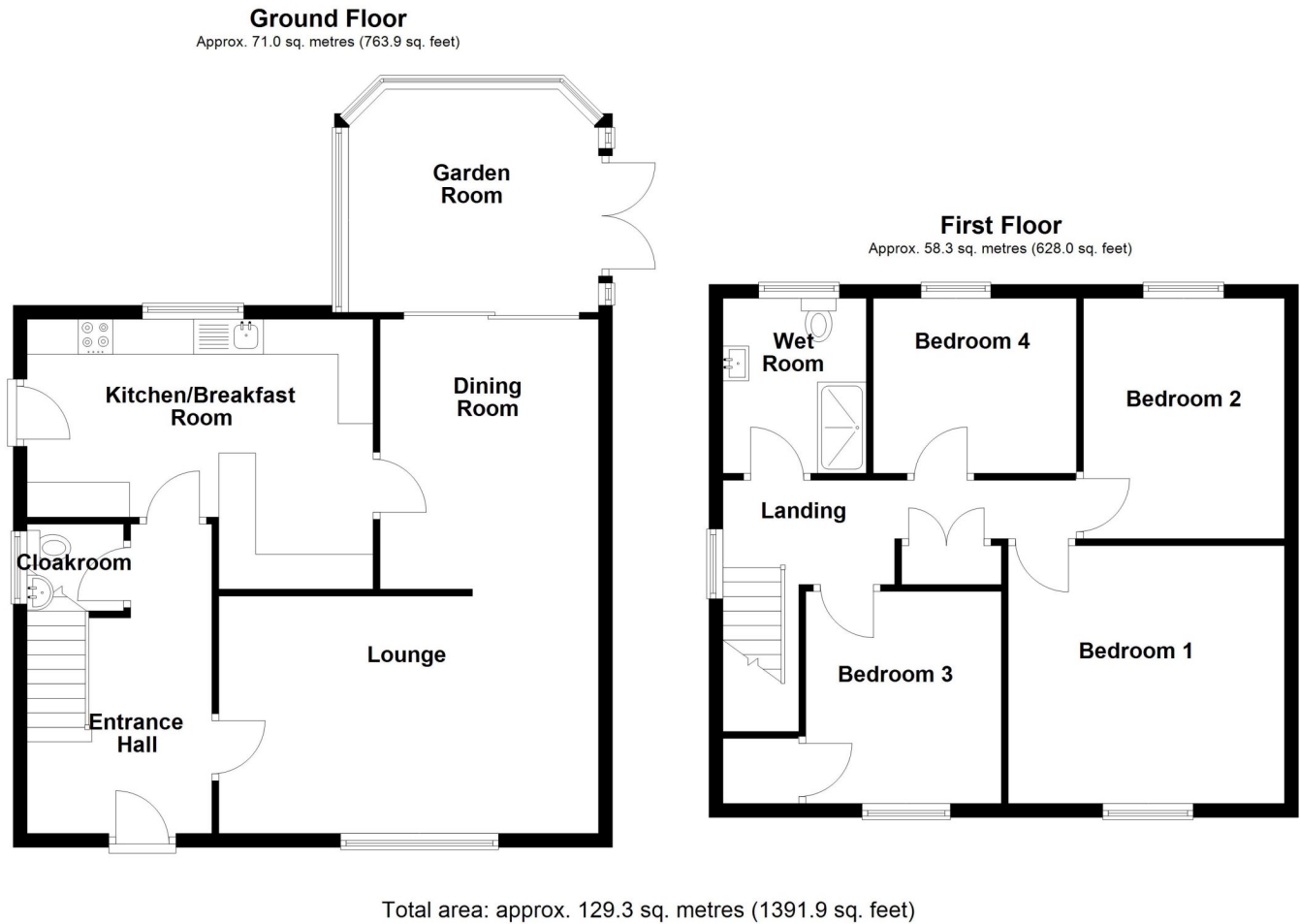


Epc to follow



## 30 Fir Avenue, Bourne, Lincs, PE10 9RY

£375,000 Freehold

Located in this highly sought after position within walking distance of Bourne Woods and views over an open field this four bedroom detached family home is a must view. The property has been much improved by the current vendor benefiting from, lounge and dining area, garden room overlooking the garden and kitchen/breakfast room with Quartz worktops and downstairs cloakroom. On the first floor there are four generous bedrooms and a modern fitted wet room. Outside there is a garage and driveway providing ample off road parking and to the rear a delightful established garden with a wide variety of shrubs and trees backing onto an open paddock making this home a must view. Please call 01778 392807 for more information.

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ACCOMMODATION

**Entrance Hall** - With wood effect flooring, stairs leading to the first floor and door leading to:

**Downstairs Cloakroom** - With low level wc, wash hand basin, radiator and frosted window.

**Lounge** - 17'9" x 11'2" (5.4m x 3.4m) With feature fireplace, upvc double glazed window to the front, radiator, power points and open to:

**Dining Room** - 12'8" x 10'3" (3.86m x 3.12m) With radiator, power points, door to the kitchen and sliding doors leading to:

**Garden Room** - 11'7" x 9'7" (3.53m x 2.92m) With fully insulated roof, half brick with upvc double glazed windows and french doors to the rear garden.

**Kitchen/Breakfast Room** - 16'1" x 12'7" (4.9m x 3.84m) With superb modern fitted units comprising, with inset sink with cupboard below, excellent range of wall and base units with Quartz worktops, fitted Quartz breakfast bar, built in oven with sliding door, built in microwave, integrated dishwasher, integrated washing machine, integrated fridge freezer, Quartz upstands, replacement Worcester bosh boiler, wood effect flooring, upvc double glazed window to the rear and door to the side.



**First Floor Landing** - With upvc double glazed window to the side, access to the loft and built in airing cupboard.

**Bedroom One** - 13'2" x 12'9" (4.01m x 3.89m) With extensive range of fitted wardrobes with bed recess and cupboard above, radiator, power points and upvc double glazed window to the front.

**Bedroom Two** - 11'3" x 10'3" (3.43m x 3.12m) With upvc double glazed window to the rear, radiator and power points.

**Bedroom Three** - 10'5" x 9'4" (3.18m x 2.84m) With upvc double glazed window to the front, radiator, over stairs storage cupboard, and power points.

**Bedroom Four** - 9'1" x 8'3" (2.77m x 2.51m) With upvc double glazed window to the rear, radiator and power points.

**Wet Room** - Modern fitted suite comprising, low level wc, wash hand basin with cupboards below, ceiling mounted shower, tiled walls, tiled flooring, under floor heating and frosted window.



**Outside** - To the front there is a block paved driveway providing ample off road parking leading to a SINGLE GARAGE (19' x 8'8") with electric up and over door, power and light. The rear garden is a particular feature being West facing with paved patio with dwarf wall and steps leading to a fully landscaped lawned garden with a wide variety of shrubs and trees and backing onto an open paddock. There is also a further patio area to the rear of the garden with pergola which is a perfect place to sit and enjoy the view.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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